



## 5 Ancroft Drive, Hindley, WN2 3ST Offers over £190,000

ARC HOMES in Hindley are delighted to offer FOR SALE this gorgeous modern mid-mews property, ideally positioned in a sought-after and quiet location. This beautiful home is well presented throughout and would appeal to a wide range of buyers. The accommodation comprises an entrance hallway leading to a convenient downstairs cloakroom. The well-proportioned sitting room is located to the front of the property, while to the rear is a stunning modern kitchen/dining room with access opening onto the rear garden. To the first floor are two generous bedrooms and a stylish contemporary bathroom. Externally, the open-plan front garden provides ample off-road parking, while the enclosed rear garden is beautifully maintained and offers generous outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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