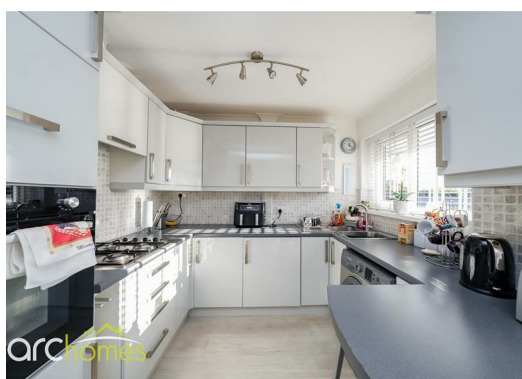




59 Cambourne Drive, Hindley Green, WN2 4TU

Offers over £225,000

ARC HOMES are delighted to offer FOR SALE this fantastic and very well presented three bedroom semi detached property positioned within a sought after Hindley Green location. This lovely home offers generous accommodation together with off road parking and detached garage. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway with double doors opening into the well proportioned sitting room. The sitting room opens to the rear and leads into separate dining with French doors opening into the rear gardens. An excellent modern kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom with 'p' shaped shower bath. Outside, the front gardens provide off road parking which leads to the side towards a detached garage. The enclosed rear gardens are low maintenance and provide generous outdoor space.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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