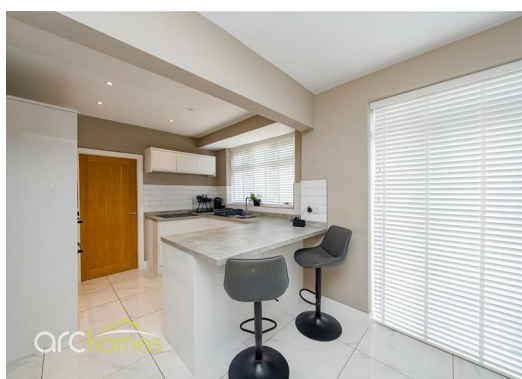




41a Park Road, Hindley, WN2 3RU

Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average three bedroom detached home positioned within a sought after location. This beautiful property is a credit to its current owners and occupies a lovely larger than average plot offering excellent gardens and ample gated parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance porch which leads into the welcoming hallway. The bay fronted sitting room sits to the front whilst to the rear is a gorgeous kitchen dining room. A handy utility room sits off the kitchen and provides access to the integral garage. To the first floor are three generous bedrooms and a modern family bathroom with separate shower enclosure. Outside, this property is positioned on an enviable plot with gates to the front opening to off road parking. The larger than average rear gardens provide generous outdoor space together with a good degree of privacy. This property is offered with NO Onward Chain.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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