



31 Longhurst Road, Hindley Green, WN2 4PL

£240,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic four-bedroom semi-detached property, positioned within a sought-after location and offered with no onward chain. This excellent home boasts generous accommodation, ample parking, a detached garage, and lovely private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a spacious and welcoming entrance hallway, which provides access to the gorgeous sitting room. To the rear sits a generous, modern, refitted kitchen with French doors opening into a conservatory, which in turn leads into the rear gardens. There are two generous ground-floor bedrooms, one of which is accessed via an en suite shower room. To the first floor are two further bedrooms and a stunning bathroom, finished with skylight windows. There are also two study rooms on the first floor, which could be utilised for a variety of purposes. Outside, the front gardens are enclosed and provide ample off-road parking, leading to the side of the property and a detached garage. The enclosed rear gardens offer generous outdoor space and a good degree of privacy.



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		
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