



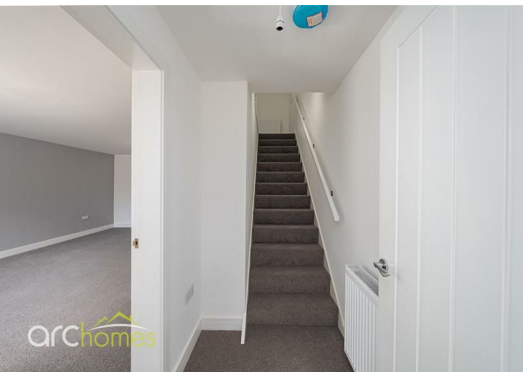
36 Cross Street, Wigan WN2 3AT Offers over £240,000

ARC HOMES are delighted to present FOR SALE this stunning new-build three double bedroom semi-detached home, ideally situated in a sought-after residential location in Hindley. Beautifully presented throughout and finished to a high standard, this impressive property offers stylish, modern living and is perfectly suited to first-time buyers, growing families, and those looking to downsize. Offered with no onward chain, early viewing is highly recommended. The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs cloakroom, and a spacious, well-appointed lounge, providing the perfect space to relax. To the rear of the property is a contemporary open-plan kitchen/dining room, thoughtfully designed with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a modern family bathroom. The generous principal bedroom further benefits from a stylish en-suite shower room, adding a touch of luxury and convenience. Externally, the property occupies a pleasant tucked-away position with off-road parking. The enclosed rear garden is mainly laid to lawn, offering a generous outdoor space that is ideal for families. No Onward Chain. The property also benefits from a car charger point.



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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