



201 Alder Lane, Hindley Green, WN2 4EU

£340,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious four bedroom detached property positioned within a sought after location, boasting generous accommodation together with ample parking, garage and lovely views over fields. This excellent home would suit a range of buyers and early viewing advised. Entry is via an entrance porch which leads into an excellent well proportioned sitting room. A separate dining room sits the rear and provides access into the a lovely modern kitchen, conservatory and handy downstairs cloakroom. To the first floor are four generous bedrooms and a modern bathroom. Outside, this property facing fields with a front garden providing off road parking in front of the garage. The enclosed rear gardens are larger than average providing fantastic outdoor space together with 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 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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