



6 Tintagel Road, Hindley Green, WN2 4QR £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic semi detached property positioned within a very sought after Hindley Green location. This lovely home is well presented throughout and boasts generous accommodation together with ample parking, garage and generous rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned sitting room finished with French doors which open into the rear gardens. A modern refitted kitchen sits to the rear whilst a ground floor bedroom sits to the front which is currently being utilised as a study. A modern bathroom completes the ground floor. To the first floor are two further double bedrooms. Outside, the front gardens provide ample off road parking in front of the garage. The enclosed rear gardens are laid to lawn with paved patio areas and provide generous outdoor space. No 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 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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