



23 Aylesbury Crescent, Hindley Green, WN2 4TY

Offers in excess of £220,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property positioned within a sought after Hindley Green location. This beautiful home is well presented throughout and offers generous accommodation together with ample parking, garage and fantastic private rear gardens. Early viewing is highly advised. Entry is via an entrance hallway which leads into the excellent well proportioned sitting room. To the rear sits a lovely modern refitted kitchen dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide ample parking in front of a garage. The enclosed rear gardens are larger than average providing generous outdoor space and are not directly overlooked creating 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		
England & Wales EU Directive 2002/91/EC 		



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