



## 11 Askwith Road, Hindley, WN2 4RR

£300,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic spacious detached property occupying a generous plot and offering excellent accommodation. This lovely home is well presented throughout and boasts three reception rooms together with ample parking and generous rear gardens. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a separate dining room which leads into a fantastic conservatory finished with a glazed roof. A modern fitted kitchen sits just off the dining room with a handy downstairs cloakroom completing the ground floor. To the first floor are three bedrooms and a bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the corner plot gardens provide excellent enclosed gardens together with ample parking and integral garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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