



6 Croftlands, Orrell, WN5 7AD

Offers over £575,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this exceptional, larger-than-average five-bedroom detached home, positioned in a tucked-away spot and occupying an excellent, secure plot. This amazing family home is a true credit to the current owners and has been significantly improved with no expense spared. With generous accommodation, ample parking, and a fantastic outbuilding featuring a bar, games room, and gym, early viewing is highly advised to avoid missing out.

Entry is via a welcoming entrance hallway, which leads to a handy cloakroom and a well-proportioned sitting room. A gorgeous open-plan family room creates the perfect space for entertaining and comprises a well-proportioned sitting area, dining area, and fabulous modern kitchen. Bifold doors open out to the gardens. Just off the kitchen is a generous separate utility room, with a spacious study leading into the orangery.

To the first floor are five generous bedrooms and a modern bathroom. The master bedroom benefits from a separate dressing room and a modern en-suite. There is also an en-suite to bedroom two. Outside, the property is positioned within a tucked-away location, with automatic gates opening into the front gardens. The front gardens are larger than average, providing ample off-road parking. The stunning rear gardens have been landscaped to a high standard and are beautifully presented. The current owners have installed a truly amazing garden room, fitted out to provide a games room, bar, and gym. The property also benefits from CCTV.



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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