



## 12 Cashmore Drive, Hindley, WN2 3JJ Offers over £210,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this beautifully presented three-bedroom semi-detached home, situated in a highly sought-after location. Offering spacious accommodation, attractive rear gardens, and off-road parking, this fantastic property would suit a range of buyers. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway leading to a well-proportioned sitting room, and a modern kitchen/diner to the rear, complete with patio doors opening onto the gardens. The property also benefits from an additional side extension, providing valuable and versatile extra space.

To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property enjoys a quiet setting, with off-road parking to the front, along with useful front-access garage storage. The enclosed rear gardens are not directly overlooked and provide a peaceful, low-maintenance outdoor space.



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		
<b>England &amp; Wales</b>	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>		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

