



## 21 Gifford Place, Hindley, WN2 4SP Offers over £300,000

ARC Homes in Hindley are delighted to offer for sale this fantastic, spacious detached property, occupying a generous and secluded corner plot and offering excellent accommodation throughout. This attractive home is well presented and boasts three reception rooms, ample off-road parking, and generous rear gardens. The property is entered via an entrance hallway, leading into a well-proportioned sitting room. To the rear is a separate dining room, which opens into a superb conservatory with a glazed roof. A modern fitted kitchen is accessed from the dining room, and a convenient downstairs cloakroom completes the ground floor accommodation. To the first floor are three bedrooms and a family bathroom. The master bedroom benefits from a modern en-suite shower room. Externally, the property enjoys enclosed gardens to the corner plot, along with ample parking and an integral garage with electric doors.



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>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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105 Market Street Hindley, WN2 3AA

T. 01942 363599  
info@arc-homes.net

