

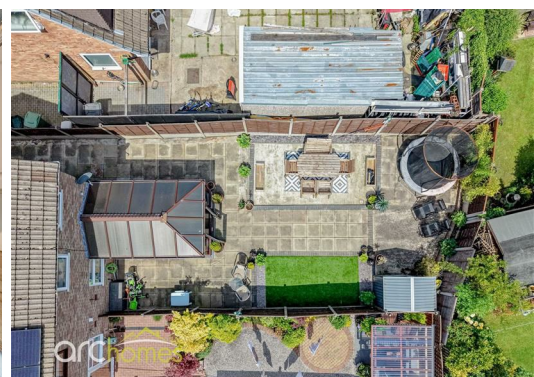


117 Taylor Road, Hindley Green, WN2 4TJ Offers in excess of £260,000

ARC HOMES in Hindley are delighted to offer for sale this absolutely stunning three-bedroom semi-detached property, ideally positioned within a highly sought-after Hindley Green location.

This gorgeous home is a true credit to the current owners and offers beautifully presented, generous accommodation, together with lovely spacious rear gardens and ample off-road parking.

Entry is via an inviting entrance porch, which leads into a generous sitting room. To the rear is a separate dining room, flowing seamlessly into the modern fitted kitchen and fantastic conservatory, which opens out onto the rear gardens. To the first floor are three well-proportioned bedrooms and a stylish modern bathroom. Outside, the front gardens provide ample off-road parking, with double gates leading to the side of the property. The enclosed rear gardens are beautifully maintained and offer generous outdoor space with an excellent 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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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