



46 Colwyn Drive, Hindley Green, WN2 4TX £200,000

ARC HOMES in HINDLEY are pleased to offer FOR SALE this three-bedroom semi-detached property within a sought after Hindley Green location. The property is well maintained and provides spacious accommodation, along with off-road parking, a garage, and private rear gardens. Early viewing is recommended.

The accommodation comprises an entrance porch leading to a well-proportioned sitting room. To the rear is a dining area leading to a large kitchen with views over the rear garden. To the first floor are three bedrooms and a family bathroom. Externally, the front garden provides off-road parking and access to the garage. The enclosed rear garden offers ample outdoor space and is designed for low maintenance and provides a good 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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