



## 5 Regaby Grove, Hindley Green, WN2 4EB Offers in excess of £285,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic larger than average detached property positioned within a very sought after and rarely available cul de sac. This fantastic home boasts generous accommodation together with excellent gardens and ample parking. With no onward chain, this property would suit a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which provides access into the handy downstairs cloakroom and excellent well proportioned sitting room. To the rear sits a stunning modern refitted kitchen which leads into a spacious conservatory. There is a generous dual aspect additional reception room which could be utilised for many purposes. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a quiet cul de sac with the front gardens providing off road parking. The enclosed rear gardens are well presented, laid to lawn and provide generous outdoor space together with a good degree of privacy.



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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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