



241 Leigh Road, Hindley Green, WN2 4XG

Offers over £240,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this fantastic larger than average detached property situated in Hindley Green. This fantastic home boasts generous accommodation together with excellent garden and ample off road parking. With no onward chain, this property would suit a range of buyers and early viewing is highly advised. Entry is via an entrance porch which provides access into an excellent well proportioned sitting room. To the rear sits a fitted kitchen which leads into a spacious conservatory. To the first floor are three generous bedrooms and a modern family bathroom. Outside, this property is front gardens and access 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. To the rear also sit a larger than average double detached garage, which could be used / converted for multiple use (annex / office / work shop) subject to the correct planning.



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 CO2 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 CO2 emissions		
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