



2 Forbes Close, Hindley, WN2 2QU

£1,700 Per month

ARC HOMES are delighted to offer TO LET this stunning larger than average four bedroom detached home positioned within a sought after quiet location within walking distance to a train station and local amenities. This gorgeous property is flawlessly presented throughout and offer generous accommodation together with off road parking and well designed low maintenance rear gardens complete with an outdoor study. Available immediately, early viewing is highly advised. Entry is via an entrance hallway which leads into a stunning open plan living room benefitting from under floor heating, incorporating a well proportioned sitting room and gorgeous kitchen with breakfast bar and French doors. An inner hallway provides access to a handy downstairs WC, utility room and study / play room. To the first floor are four generous bedrooms, master with ensuite bathroom and a stunning bathroom finished with freestanding bath and separate shower enclosure. Outside, this property is positioned on a corner plot providing ample off road parking, low maintenance rear gardens and an outbuilding ideal for home workers.



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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