




20 Edgeworth Road, Hindley Green, WN2 4PT £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended four bedroom semi detached property positioned within a quiet cul de sac and offered with no onward chain. This excellent home provides very generous accommodation together with ample parking and lovely private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a side door which leads into the fantastic kitchen dining room. A well proportioned sitting room sits to the rear and leads into a separate reception room. A ground floor double bedroom has patio doors which lead into a fantastic garden room which stretches across the rear elevation and is accessed also by the sitting room. A shower room completes the ground floor. To the first floor are three further bedrooms which completes the accommodation on offer. Outside, this property has enclosed front gardens and a driveway to the side providing off road parking in front of the integral garage. The enclosed rear gardens are larger than average providing excellent outdoor space together with 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 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
 info@arc-homes.net

