



6 St. Marys Close, Atherton, M46 9ER Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom detached property positioned at the head of a cul de sac on the ever sought after Chanters development in Atherton. Properties of this style in this location are rarely available and this particular home provides very generous accommodation together with enviable gardens and off road parking. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance porch and hallway which provides access into the handy downstairs cloakroom. The sitting room and dining room are open plan with plenty of light and French doors which open into the rear gardens. The current owners have reshaped the ground floor to create a larger than average modern kitchen breakfast room which completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom with separate shower enclosure. Outside, this property is positioned at the end of the cul de sac and occupies an impressive corner plot. The front gardens are enclosed, low maintenance and provide ample off road parking. There are excellent enclosed gardens top the side and rear providing fantastic outdoor space and 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		
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