



26 Chanters Avenue, Atherton, M46 9EF £260,000

ARC HOMES are delighted to offer FOR SALE this excellent FIVE BEDROOM semi detached property positioned within the very sought after Chanter's Development in Atherton. This fantastic property is well presented and boasts generous family accommodation together with off road parking and private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance porch and hallway which leads into the well proportioned sitting room. A separate dining room sits to the rear with patio doors opening into an orangery. The kitchen has been refitted with modern units and sits off the hallway. There is a generous ground floor bedroom and modern bathroom. To the first floor are four further bedroom completing the living accommodation on offer. Outside, the front gardens provide off road parking. The enclosed rear gardens are low maintenance and not overlooked to the rear creating a good degree of privacy. There are two wooden outbuildings complete with power which are ideal for home working.



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	



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