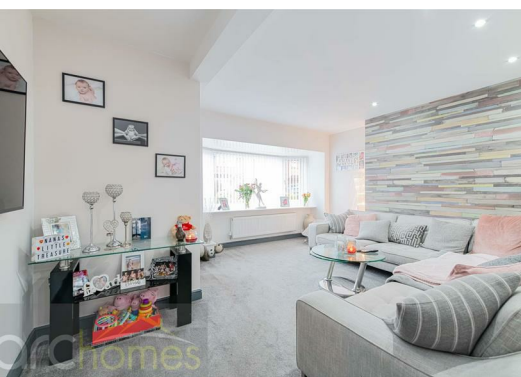




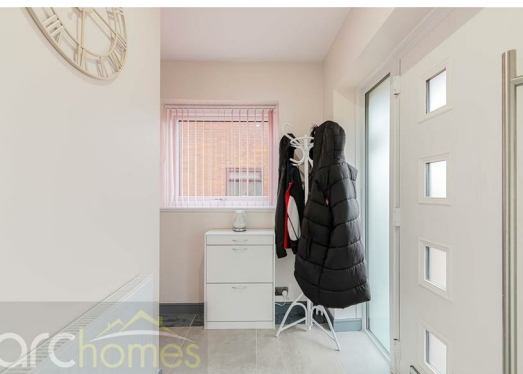
8 Ascot Drive, Atherton, M46 9LH Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended semi detached property positioned in a sought after cul de sac within close proximity of Atherton Train Station. This beautiful home boasts larger than average family accommodation and is a true credit to the current owners. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the amazing kitchen family room which boasts bifolding doors opening into the rear gardens, modern units and central island. To the first floor are three bedrooms and a gorgeous bathroom. The master bedroom benefits from a dressing area and en suite shower room. A space saver stair case rises into a useful loft room finished with sky light window. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are well presented and have been designed to be low maintenance. The garage has been converted to create a work shop / study 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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