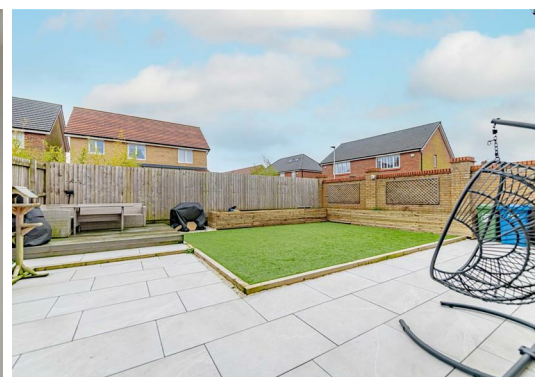




10 Spinningfield Close, Atherton, M46 0TX £325,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD three bedroom detached property situated within the very sought after 'Hamilton Square' development in Atherton. This gorgeous family home boasts generous accommodation together with a flawless finish, parking, garage and beautiful South facing rear gardens. Built by Countryside in 2018, this lovely modern home still benefits from the remainder of its NHBC warranty and early viewing is highly advised. Entry is via an entrance hallway which provides access into the handy downstairs cloakroom and well proportioned sitting room. To the rear sits an amazing modern kitchen family room finished with modern units, integrated appliances, French doors and sky light windows set into a vaulted ceiling. The current owners have split and converted the garage to create a handy utility room / study. To the first floor are three double bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned on a freehold, 'off street' location with double driveway. An up and over door provides access to a store. The enclosed rear gardens are south facing and are well presented with lawned and patio areas. No onward chain.



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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