





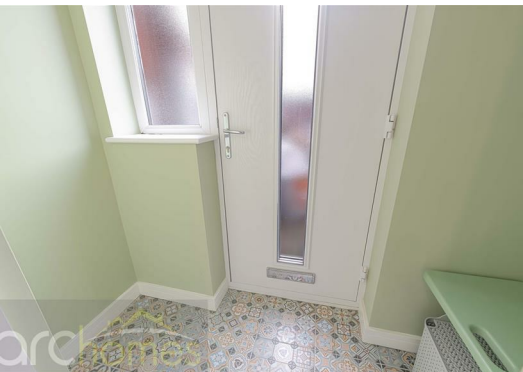
13 Beech Avenue, Atherton, M46 9GG Offers over £300,000

ARC HOMES Are delighted to offer FOR SALE this simply stunning extended semi detached property positioned at the head of a sought after cul de sac. This excellent home has been completely refurbished with no expense spared and offers generous accommodation together with off road parking, excellent FREEHOLD corner plot gardens and no onward chain. Beech Avenue is located within close proximity of Atherton Train Station and within the catchment area of outstanding local schools. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a separate dining room finished with log burning stove. The property has been extended to the rear to create a truly amazing kitchen family room finished with high end units, appliances, two sets of French doors opening into the rear gardens and remote control Velux skylights. The property has also been extended to the side to create an additional lounge which leads into a modern ground floor shower room. This room would be perfect for a range of uses including a ground floor bedroom. A handy utility sits off the kitchen and completes the ground floor. To the first floor are three further generous bedrooms and a modern bathroom. Outside, the current owners will be landscaping the gardens for the new occupants. There will be off road parking to the front with the potential to create further off road parking to the rear if required. The enclosed rear gardens provide fantastic outdoor space and early viewing is highly advised.



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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