



## 9 Elsdon Drive, Atherton, M46 9GX £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious four bedroom detached property positioned at the head of a very sought after cul de sac. Property in this location is in high demand and this excellent family home provides generous accommodation together with ample parking, integral garage and fantastic rear gardens. Positioned within walking distance of Atherton Train Station, this property would suit a range of buyers early viewing is highly advised. Entry is via an entrance porch and hallway which leads into the impressive sitting room. French doors from the sitting room lead into a lovely conservatory which opens into the rear gardens. An excellent separate dining room sits to the front, to the rear is a modern refitted kitchen with separate utility room. A handy downstairs cloakroom completes the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from an en suite shower room. Outside, the property is located within a fantastic quiet spot with open plan front gardens providing ample parking in front of the integral garage. Their enclosed rear gardens provide excellent outdoor space and a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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