



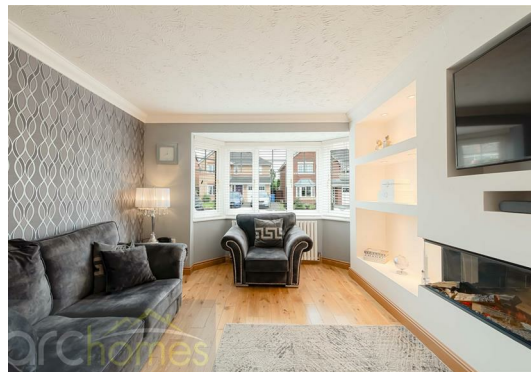
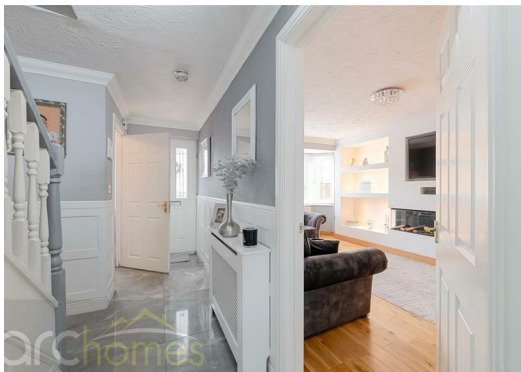
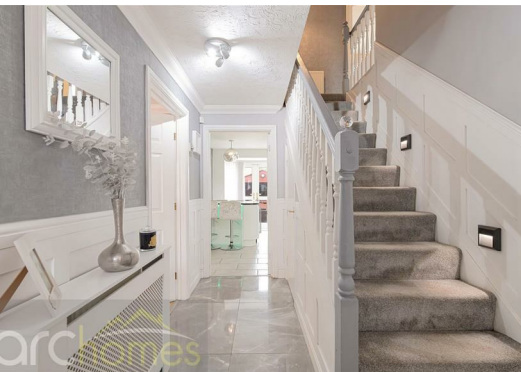
## 10 Caton Drive, Atherton, M46 0NY £375,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property situated within a very sought after Howe Bridge Cul De Sac. This excellent family home boasts generous accommodation together with gorgeous private rear gardens and ample off road parking. Early viewing is advised to avoid missing out. Entry is via an entrance hallway which provides access into a downstairs w.c. A well proportioned sitting room sits to the front whilst to the rear is a separate dining room. A modern refitted kitchen complete with French doors opening onto the rear gardens and finished with a range of integrated appliances. The kitchen leads into a handy utility area and then through to a store room. To the rear of the dining room is a spacious conservatory, also opening out into the rear gardens, this completes the ground floor accommodation. To the first floor are four generous bedrooms and a family bathroom. Bedroom one benefits from an en suite shower room. Outside, the front gardens are enclosed and provide ample off road parking in front of the garage. The enclosed rear gardens provide an excellent degree of privacy and are laid to lawn with paved and decked patio areas.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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