



## 60 Stothert Street, Atherton, M46 0TF Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous modern three bedroom detached situated on the ever popular 'Cottonfields' Development in Atherton. This gorgeous home was built in 2018 by Keepmoat Homes and benefits from the remainder of the NHBC Warranty. With flawless presentation together with impressive large private gardens, ample off-road parking and lovely views, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy ground floor cloakroom. The well-proportioned sitting room sits to the front of the property whilst an impressive kitchen/diner sits to the rear with french doors to rear garden. To the first floor are three generous bedrooms and a modern family bathroom. The master bedroom boasts an en suite shower room. Outside, this property is positioned within a tucked away spot boasting lovely views over fields. The front gardens provide off road parking in front of an integral garage. The enclosed rear gardens are larger than average offering excellent outdoor space.



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		
England & Wales 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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