



## 277 Bolton Road, Atherton, M46 9HG Offers over £400,000

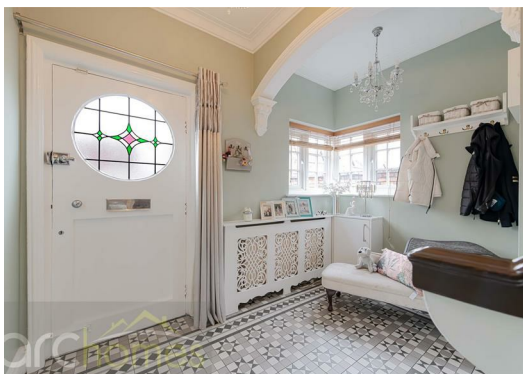
ARC HOMES are delighted to offer FOR SALE this truly stunning five bedroom semi detached family home which was built in the 1910's and has been fully modernised to a high standard. A credit to the current owner, this beautiful property manages to balance a traditional style with modern tastes, to create a spacious and contemporary family home. Boasting over 1800 square ft of stunning accommodation together with ample parking and lovely private gardens, this gorgeous home would be ideal for range of buyers and early viewing is highly advised. Entry to the property is via a lovely reception hallway which provides access to a downstairs cloakroom and two very generous reception rooms. The fantastic modern kitchen dining room is well equipped and boasts sky light windows together with a centre island and a separate utility room. To the first floor are three double bedrooms and a gorgeous bathroom with a step up into the inset bath. On the second floor are two further bedrooms (a further double and a single) and a modern shower room. Outside, this property oozes kerb appeal and has off ample road parking to the front whilst to the rear are lawn and patio gardens. The rear gardens offer good outdoor space with an excellent 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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