



314 North Road, Atherton, M46 0RF Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this stunning three bedroom semi detached situated on the very popular Cottonfields Development in Atherton. This 'Kendal' was built in 2018 by Keepmoat and benefits from 5 years NHBC warranty. This would be perfect for anybody looking for a modern family home and this example is completely ready to move in to. With excellent presentation together with three generous bedrooms, double driveway and private rear gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The modern fitted kitchen dining room sits to the front of the property whilst a well proportioned sitting room sits to the rear and boasts French doors which combine indoor and outdoor living space. To the first floor are three generous bedrooms and a modern bathroom. Outside, the generous front gardens are open plan with a double driveway providing off road parking. The enclosed rear gardens are larger than average offering excellent outdoor space which is not overlooked to the rear.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

