



6 Valentines Road, Atherton, M46 0LD Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property positioned within a very sought after Howe Bridge Cul De Sac. Property in this spot is rarely available and with generous accommodation together with ample parking and no onward chain. Early viewing is highly advised. Entry is via an entrance hallway which leads into a handy downstairs cloakroom. To the front list a well proportioned sitting room which opens into a separate dining room finished with patio doors opening into the rear gardens. A lovely fitted kitchen completes the ground floor. To the first floor are four generous bedrooms and a bathroom. The master bedroom benefits from an ensuite shower room. Outside, this property is positioned within a quiet spot with open plan front gardens providing ample parking in front of the garage. The enclosed rear gardens are laid to lawn with paved patio area.



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	



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