



24 Ling Drive, Atherton, M46 9BH £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property positioned within a very sought after cul de sac and within convenient close proximity of Atherton V2. This well presented home offers generous accommodation including two reception rooms, & a conservatory to the rear. Three bedrooms, ample parking and lovely rear gardens. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear sits a fitted kitchen and dining room which leads in to the conservatory with French doors opening into the rear garden. To the first floor are three generous bedrooms and a family bathroom. The converted garage offers an extra reception room / fourth bedrooms. Outside, the front garden with driveway providing off road parking. The enclosed rear gardens has a range of mature shrubs and trees that offer a degree of privacy.



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		
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