



## 250 Bolton Road, Atherton, Lancashire M46 9HQ

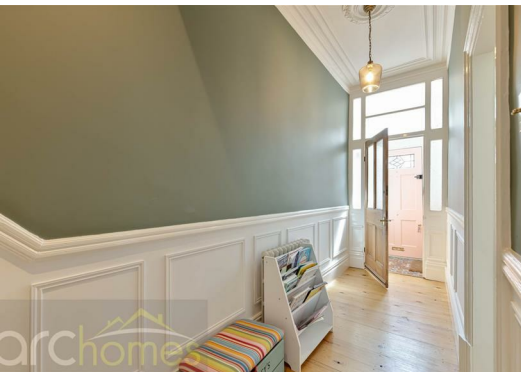
Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended three bedroom semi detached property positioned in one of Atherton's most sought after locations. This gorgeous property is a true credit to the current owners and offers fantastic accommodation together with off road parking and a detached garage. Conveniently located within close proximity of Atherton Train Station, this home would suite a range of buyers and early viewing is essential to avoid missing out. Entry is via a welcoming entrance hallway which leads into the beautiful bay fronted sitting room. A spacious second reception provides access into the incredible kitchen dining room which has been finished with modern units, appliances, sky light windows and bi-folding doors opening into the rear gardens. To the first floor are three excellent bedrooms and a modern bathroom. The stunning master bedroom boasts a gorgeous en suite bathroom with stand alone bath and separate shower enclosure. Outside, the enclosed rear gardens are low maintenance and provide a good degree of privacy. Located just to the rear is an additional plot providing off road parking and housing a garage.



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