



404 North Road, Atherton, Lancashire M46 0RF

Offers over £375,000

ARC HOMES are delighted to offer FOR SALE this exceptional extended FREEHOLD detached bungalow positioned within one of Atherton's most sought after locations. This stunning home is a true credit to the current owners with no expense spared on presentation. With generous accommodation, views, ample parking and flawless presentation, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to the beautiful dining room. The dining room opens into the fabulous kitchen finished with high end units, appliances including Quooker tap, French doors and a vaulted ceiling with sky light window. This property has also been extended to the rear to create a fantastic well proportioned sitting room finished with French doors and lovely window to the rear elevation taking in the gorgeous views. The master bedroom sits to the front of the property and boasts a simply incredible concealed en suite complete with freestanding bath and feature lighting. Two further double bedrooms and a modern shower room completes the accommodation. Outside, this property is positioned within a sought after spot with larger than average front gardens providing parking for up to five vehicles. The enclosed rear gardens have been designed to be low maintenance and back onto fields providing an excellent 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		
England & Wales	EU Directive 2002/91/EC	



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