



18 Woodlands Drive, Atherton, M46 9HH Offers in excess of £550,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended property positioned within one of Atherton's most sought after and rarely available locations. This gorgeous home is located on Woodland's Drive, a quiet road with lovely views and a rural setting. Offering generous accommodation together with impressive private gardens, this would make a perfect family home and viewing is essential to fully appreciate what is on offer. Entry is via an entrance hallway which leads into the spacious sitting room. Double doors from the sitting room open into a generous additional reception room which is currently being utilised as a play room. To the rear is a fantastic larger than average kitchen dining room which provides access into an excellent conservatory. The kitchen benefits from under floor heating and air con. A handy downstairs shower room completes the ground floor. To the first floor are three excellent bedrooms and a simply stunning bathroom finished with freestanding bath and separate shower enclosure with under floor heating. A fitted staircase rises to the impressive loft room which could be further utilised to create additional bedrooms. Outside, this amazing home has ample off-road parking in front of an integral double garage. The side gardens are adjacent to greenbelt land with truly amazing views. The enclosed rear gardens are laid mainly to create lawn with lovely sitting areas and provide generous outdoor space together with an excellent degree of privacy. The property was recently installed with a new boiler system.



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		
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