



35 Marton Drive, Atherton, Lancashire M46 9WA

£425,000

ARC HOMES are delighted to offer FOR SALE this amazing larger than average five bedroom detached property situated at the end of a very sought after cul de sac backing onto and adjacent to beautiful fields. This lovely property boasts generous accommodation together with stunning views and truly amazing large rear gardens. Oozing potential this property would suit a range of buyers and is offered with NO ONWARD CHAIN. Additionally, this property benefits from planning permission in place, providing the opportunity for further customisation and enhancement to suit specific preferences and needs. (Please ask for more information). Entry is via a spacious welcoming entrance hallway which provides access to handy downstairs shower room. The well proportioned lounge sits to the front and opens into an impressive family room. The generous fitted kitchen sits to the rear and completes the ground floor accommodation. To the first floor four excellent bedrooms and a modern bathroom. An impressive dual aspect room sits off one of the bedrooms and was being utilised as a lounge but could be reshaped to create a bedroom. Outside, this property sits at the end of Marton Drive with views to the front, side and rear. The front gardens are open plan and provide off road parking in front of an integral garage. The rear gardens need to be viewed to be believed offering large outdoor space which is laid to lawn.



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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