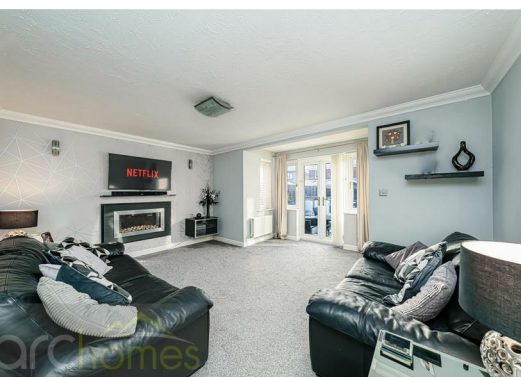




2 Caton Drive, Atherton, M46 0NY

Asking price £375,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property situated within a very sought after Howe Bridge Cul De Sac. This excellent family home boasts generous accommodation together with gorgeous private south facing rear gardens and ample off road parking. Early viewing is advised to avoid missing out. Entry is via an entrance hallway which provides access into a downstairs w.c. A spacious dining room sits to the front whilst to the rear is a well proportioned sitting room with patio doors to the rear garden. A modern fitted kitchen finished with a range of integrated appliances, useful utility room and conservatory also sit to the rear of the property. The conservatory has patio doors providing access to the rear garden. To the first floor are four generous bedrooms and a family bathroom. Bedroom one benefits from a modern en suite shower room. Outside, the front gardens are enclosed and provide ample off road parking in front of the garage. The enclosed SOUTH FACING rear gardens provide an excellent degree of privacy and are laid to lawn with paved areas.



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		
	75	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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