



23 Drysalter Place, Atherton, M46 0TJ

Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious modern three bedroom semi detached positioned on the ever sought after Cottonfields Development in Atherton. This lovely home is well presented throughout and boasts generous accommodation together with off road parking, well presented rear gardens and the remainder of an NHBC warranty. Entry is via an entrance hallway which leads to the well proportioned dual aspect sitting room and handy downstairs cloakroom. A beautiful modern kitchen dining room completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking whilst to the rear is a generous enclosed garden.



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 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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