



42 Hansom Drive, Atherton, M46 0SE

£400,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning, larger than average, four bedroom detached property. Positioned within a tucked away spot on a very sought after Howe Bridge Development. This beautiful property is flawlessly presented throughout and boasts generous accommodation, together with south facing rear gardens and ample off road parking. An ideal family home in a very popular location, early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear a separate dining room leads into the lovely orangery which opens into the rear gardens. A modern kitchen, separate utility room and handy downstairs cloakroom complete the ground floor. To the first floor are four excellent bedrooms and a modern bathroom. The master benefits from a modern en suite shower room. Outside, this property is positioned within a cul de sac positioned with front gardens providing ample parking in front of the garage. The enclosed rear gardens provide generous outdoor space and are south facing.



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		
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