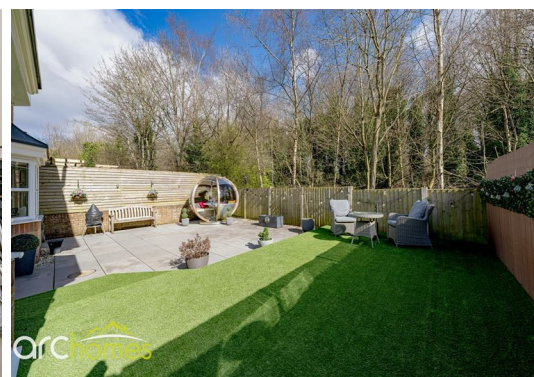




22 Hatton Fold, Atherton, M46 0GU

£400,000

ARC HOMES are delighted to offer FOR SALE this beautiful FREEHOLD four bedroom detached property situated on one of Atherton's most sought after streets on the ever popular Gadbury Fold Development. Property in this location rarely stays on the market for long and this gorgeous family home offers two excellent reception rooms together with four generous bedrooms and private rear gardens. Entry is via an entrance hallway which provides access to a handy downstairs w.c, and separate dining room. The well proportioned sitting room and modern kitchen dining room sit to the rear of the property overlooking the rear gardens. The owners have converted the garage to create a separate modern utility whilst keeping a handy store. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite with a lovely feature arch window. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens back onto woodland, offer an excellent degree of privacy and have been finished with artificial turf, paved and decked patio 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		
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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