





24 Ascot Drive, Atherton, M46 9LH

Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous semi detached property situated at the head of a sought after quiet cul de sac location and within close proximity of Atherton Train Station. This well presented property offers generous accommodation including two reception rooms together with a driveway and beautiful private rear gardens. Entry is via a welcoming entrance hallway which gives access to a well proportioned sitting room. The dining room has patio doors opening into the rear gardens and leads into the lovely modern kitchen. To the first floor there are three generous bedrooms and lovely modern bathroom. Outside there is a low maintenance front garden and driveway providing off road parking and detached garage along with a handy storage shed. The beautiful rear gardens proving generous outdoor space and a good degree of privacy.



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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