



17 Woodlands Drive, Atherton, Lancashire M46 9HH

Offers over £650,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD four bedroom detached property positioned within one of Atherton's most sought after and rarely available locations. This gorgeous home is the last house on Woodland's Road taking advantage of simply amazing views and a rural setting. Offering generous accommodation together with impressive private gardens, this would make a perfect family home and viewing is essential to fully appreciate what is on offer. Entry is via an entrance hallway which leads into the lovely spacious sitting room. The sitting room has windows to the front and side which look out over fields and greenery. To the rear is a fantastic open plan family room incorporating lounge area, dining room and modern refitted kitchen with appliances. A handy utility room and cloakroom W/C completes the ground floor. To the first floor are four excellent bedrooms and a modern bathroom. The bathroom can be accessed from the landing and bedroom two. The master bedroom boasts stunning views with a Juliet balcony and benefits from a modern en suite shower room. Outside, this amazing home has off-road parking in front of an integrated garage. The side gardens are adjacent to greenbelt land with truly amazing views. There is an elevated enclosed garden to take advantage of the southernly aspect which is low maintenance and is finished with an awning. Steps descend to two further enclosed gardens, a low maintenance private garden which is currently being used as a hot tub area and to the rear an enclosed garden which is being used as a store.



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		
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