



36 Hansom Drive, Atherton, M46 0SE

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom detached property positioned within a lovely tucked away spot in the ever sought area of Howe Bridge. This beautiful home offers generous accommodation together with lovely gardens and ample parking. Flawlessly presented throughout and ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The fantastic bay fronted sitting room sits to the front whilst to the rear is a generous separate dining room with French doors opening into the rear gardens. An excellent modern refitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from fitted wardrobes and a modern en suite shower room. Outside, this property is positioned within a cul de sac location occupying a corner plot providing excellent enclosed gardens, off road parking and detached garage.



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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