



1 Kings Fold, Atherton, M46 9FZ

£1,200 Per month

ARC HOMES are delighted to offer TO LET this fantastic three bedroom end mews property situated within a very sought after quiet cut de sac. This property is conveniently located within close proximity of Atherton Train Station and popular schools. This excellent home would suit a range of renters and boasts fantastic presentation together with private rear gardens and off road parking. Entry is via an entrance hallway which provides access into the handy downstairs cloakroom. The well proportioned sitting room sits to the front whilst to the rear is a modern kitchen dining room finished with integrated appliances and French doors which open onto the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are open plan, larger than average and provide off road parking. The enclosed rear gardens offer a good degree of privacy and are laid to lawn. Restrictions: No pets and Bond Scheme not accepted



Entrance Hallway

Radiator. Access to the downstairs cloakroom and sitting room. Stairs rising to the first floor accommodation.

Downstairs Cloakroom

Double glazed window to side. Low level w.c, pedestal hand wash basin.

Sitting Room

16'3" x 11'5" (4.95m" x 3.48m")

Double glazed window to front. Radiator. Access to the kitchen dining room.

Kitchen Dining Room

14'7" x 9'9" (4.45m" x 2.97m")

Double glazed window to rear. Double glazed French doors opening into the rear gardens. One and half sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted gas hob with extractor over and fitted oven beneath. Integrated fridge freezer. Integrated dishwasher. Undersairs storage cupboard.

First Floor

Landing with access to all three bedrooms and the bathroom. Handy storage cupboard,.

Bedroom One

12'0" x 8'2" (3.66m" x 2.49m")

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Two

13'3" x 7'8" (4.04m" x 2.34m")

Double glazed window to front. Radiator.

Bedroom Three

7'5" x 6'6" (2.26m" x 1.98m")

Double glazed window to front. Radiator. Fitted wardrobe.

Bathroom

7'5" (max) x 6'0" (2.26m" (max) x 1.83m")

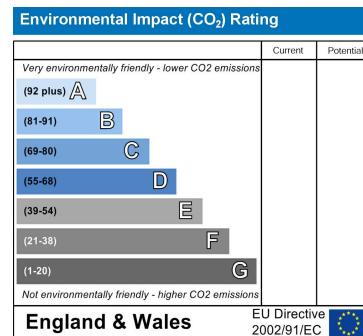
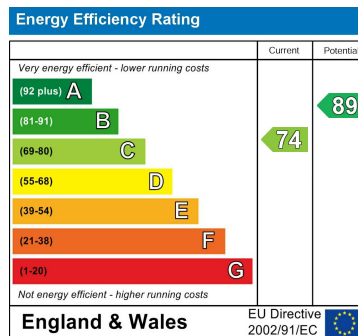
Double glazed window to rear. Radiator. Modern white suite comprising low level w.c, pedestal hand wash basin and panelled bath.

Outside Front

Larger than average open plan plot which is laid to lawn and provides off road parking for two vehicles.

Outside Rear

Enclosed rear gardens that are not directly overlooked to the rear providing a good degree of privacy



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net