



## 25 Chichester Avenue, Atherton, Lancashire M46 0QF

### Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this FREEHOLD immaculately presented, extended, semi detached property in a sought after location. The property has been finished to an incredible standard and is a credit to the current owners. With spacious accommodation throughout, a handy home office and ample off road parking, early viewing is advised to truly appreciate the property on offer. Entry to the property is via an entrance porch leading through to a well proportioned sitting room with gas fire. The inner hallway houses stairs to the first floor and leads to the beautifully modern fitted kitchen. The spacious dining room opens up into a sunroom with French doors leading to the rear garden. There is a handy shower room which completes the ground floor accommodation. To the first floor there are three generous bedrooms and a modern family bathroom. The master bedroom benefits from a walk in wardrobe. Outside, to the front there is a driveway with ample off road parking whilst to the rear is a good sized garden, perfect for entertaining. The garden also benefits from a useful, larger than average outbuilding which has been developed into a home office with separate sitting room and utility room.





| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>  |         |                            |
| (81-91) <b>B</b>  |         |                            |
| (69-80) <b>C</b>  |         |                            |
| (55-68) <b>D</b>  |         |                            |
| (39-54) <b>E</b>  |         |                            |
| (21-38) <b>F</b>  |         |                            |
| (1-20) <b>G</b>   |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |



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