



## 2 Drysalter Place, Atherton, M46 0TJ

Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD modern three bedroom semi detached property positioned on the ever sought after Cottonfields Development off North Road, Atherton. 'The Eversley' is one of the rarer styles available on the development and boasts generous accommodation together with off road parking and generous rear gardens. This lovely home would suit a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into a handy downstairs cloakroom. To the right hand side of the property sits the well proportioned sitting room whilst to the left is a spacious modern kitchen dining room with French doors opening into the rear gardens. This lovely modern kitchen is finished with integrated appliances including washing machine, dishwasher, fridge and freezer. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, there are gardens to the front and side with a driveway providing off road parking. The enclosed rear gardens are not directly overlooked and provide generous outdoor space.





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 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

