



312 North Road, Atherton, M46 0RF

£1,100

ARC HOMES are delighted to offer TO LET this stunning three bedroom semi detached situated on the very popular Cottonfields Development in Atherton. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The modern fitted kitchen dining is finished with high gloss units. The well proportioned sitting room sits to the rear and boasts French doors which combine indoor and outdoor living space. To the first floor are three generous bedrooms and a modern bathroom. Outside, the generous front gardens are laid to lawn with a double driveway. The enclosed rear gardens are laid to lawn and offer generous outdoor space. The property is available immediately and is offered UNFURNISHED.



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		
England & Wales EU Directive 2002/91/EC 		



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