



386 North Road, Atherton, M46 0RF

£280,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous extended semi detached property positioned within a sought after location and backing onto fields. This beautiful home has been extended to the rear to create an amazing family room and offer generous accommodation together with private rear gardens, views, ample parking, garage and garden room. Ideal for a range of buyers early viewing is highly advised. Entry is via an entrance hallway which leads into a lovely sitting room. The modern kitchen sits in the centre of the grid floor and opens into the impressive family room which provides excellent family and entertaining space. A handy utility room and wc completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a sought after location with the front gardens providing ample off road parking. The enclosed rear gardens provide generous outdoor space and back onto fields providing an excellent degree of privacy. Located in the rear garden is a detached garage which has been extended to the rear to create a garden room.



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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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