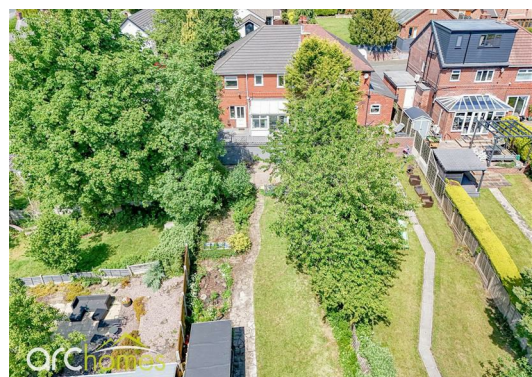




2 Rutland Avenue, Atherton, Lancashire M46 9JR

Offers over £400,000

ARC HOMES are delighted to offer FOR SALE this absolutely amazing five bedroom extended semi detached property situated within a very sought after location bordering Atherton and Over Hulton. This gorgeous home offers larger than average accommodation together with large rear gardens. Internal viewing is essential to appreciate the amount of accommodation on offer with this stunning home. Entry is via an entrance porch which leads into a welcoming hallway finished with an oak staircase and downstairs cloakroom. The well proportioned bay fronted sitting room sits to the front, whilst a fantastic separate dining room opens into a spacious modern kitchen fitted with a full range of appliances. Located just off the dining room is a lovely conservatory taking advantage of the rear outlook. A handy utility area and separate study completes the ground floor accommodation. To the first floor are five very generous bedrooms and a modern bathroom complete with separate shower enclosure and thermal insulated bath. Outside, the driveway is enclosed and provides off road parking. The rear gardens are the real show piece offering extensive outdoor space and an excellent degree of privacy. These gardens are laid to lawn with various patches and with elevated patios.



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



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

