



16 Lansdowne Road, M46 9HL

Offers over £425,000

ARC HOMES are delighted to offer FOR SALE this gorgeous extended four bedroom detached home positioned within one of Atherton's most sought after cul de sacs. Property in this location is in extremely high demand and this absolutely stunning home well presented home offers generous accommodation together with ample parking and larger than average rear gardens. This property an absolute credit to the current owners. Lansdowne Road would suit a range of prospective buyers and early viewing is highly advised. Entry is via a spacious welcoming entrance hallway. An impressive larger than average sitting room sits to the rear and opens into the fantastic modern kitchen. An orangery sits off the sitting room providing access to the rear gardens and handy utility. There are two excellent double ground floor bedrooms. One of these bedrooms boasts a walk in wardrobe and beautiful en suite shower room. To the first floor are two further double bedrooms and gorgeous bathroom. Outside, the front gardens provide ample off road parking in front of the integral garage. The enclosed rear gardens are larger than average providing fantastic outdoor space and a good degree of privacy.



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		
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