



## 11 North Croft, Atherton, M46 0SW

### £425,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD FIVE BEDROOM DETACHED property positioned within a very sought after modern development off North Road in Atherton. This spacious family home boasts very generous accommodation over three floors together with off road parking, detached garage and private rear gardens which back onto fields. This fantastic property is beautifully presented throughout and early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into a handy downstairs cloakroom. The impressive dual aspect sitting room provides excellent space and has French doors opening into the rear gardens. The excellent modern kitchen room provides ample family space and leads to a handy separate utility room. To the first floor are three bedrooms, the master bedroom boasts a stunning en suite bathroom finished with freestanding bath and separate shower enclosure. Bedroom two boasts an en suite shower room. To the second floor are two further double bedrooms and a bathroom. Outside, the front gardens are open plan with a driveway to the side providing off road parking in front of a detached garage. The enclosed rear gardens provide good outdoor space, with a good level of privacy.





| 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<br>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<br>2002/91/EC  |



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