



24 Greenfield Road, Atherton, Lancashire M46 9LW

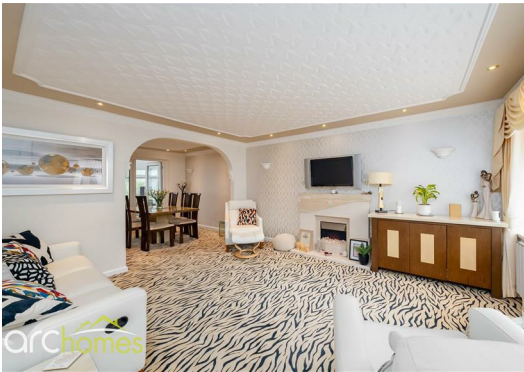
£425,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended four bedroom detached property positioned at the end of a cul de sac on the sought after Greenfield Road, Atherton. This amazing family home offers very generous accommodation is conveniently located within close proximity of Atherton Train Station. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom. The well proportioned sitting room leads into a separate dining room. The gorgeous modern 'L' shaped kitchen is finished with modern units, breakfast bar and appliances. To the front sits a handy study for the home workers whilst to the rear is a lovely orangery looking into the rear gardens finished with underfloor heating. To the first floor are four generous bedrooms and a bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned at the end of a cul sac occupying a fantastic corner plot. The front gardens provide ample off road parking in front of the garage. The enclosed rear gardens are relatively low maintenance and provide good outdoor space. The current owners have installed a fantastic garden house fitted within central fire pit ideal for entertaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(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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