



## 16 Croft Avenue, Atherton, Lancashire M46 9FH

£174,950

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property situated within a popular quiet cul de sac. This property is presented to a high standard and early viewing is highly advised to avoid missing out. With a gorgeous kitchen breakfast room together with a conservatory, three bedrooms, parking and detached garage, this property is not expected to stay on the market for long. Entry is via an entrance porch and hallway which provides access into the well proportioned sitting room. To the rear sits the gorgeous modern kitchen dining room with central island breakfast bar. French doors open into a lovely conservatory which completes the ground floor accommodation. To the first floor are three bedrooms and modern shower room. Steps from the first floor rise into a useful loft room. Outside, this property sits at the end of a cul de sac with well presented low maintenance front gardens. A driveway leads to the side of the property towards a detached garage. The enclosed rear gardens are not overlooked offering an excellent degree of privacy.





### Entrance Hallway

Double glazed window to side. Radiator. Stairs rising to the first floor accommodation. Door to:

### Sitting Room

15'9" x 14'5" (4.80m" x 4.39m")

Double glazed window to front. Radiator. Feature fireplace. Door to:

### Kitchen Dining Room

17'5" x 10'9" (max) (5.31m" x 3.28m" (max) )

Double glazed window to rear. French doors opening into the conservatory. Sink drainer unit. Range of modern base and wall mounted units. work surfaces with upboards and drawers beneath. Central island breakfast bar. Fitted gas hob with extractor over and oven beneath.

### Conservatory

10'3" x 9'7" (3.12m" x 2.92m")

Double glazed French doors opening onto the rear gardens. Tiled flooring.

### First Floor

Access to two bedrooms, the bathroom and the inner hallway which leads to a further bedroom and loft room.

### Bedroom One

11'2" x 10'8" (3.40m" x 3.25m")

Double glazed window to rear. Radiator. Fitted wardrobes.

### Bedroom Two

7'10" x 6'11" (2.39m" x 2.11m")

Double glazed window to front. Radiator. Fitted wardrobes.

### Inner Hallway

Access to a further bedrooms. Space saver steps rising to a useful loft room.

### Bedroom Three

10'4" x 7'8" (3.15m" x 2.34m")

Double glazed window to front. Radiator. Fitted wardrobes.

### Loft Room

10'2" x 7'11" (3.10m" x 2.41m")

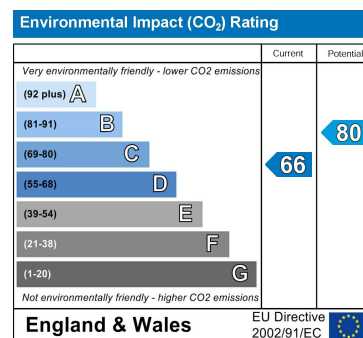
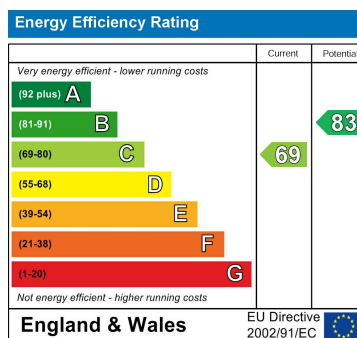
A useful loft space accessed via space saver steps with a maximum head height clearance of 5'11"

### Outside Front

Enclosed , well presented front gardens. A driveway leads to the side providing off road parking.

### Outside Rear

Enclosed, well presented, low maintenance rear gardens that are not overlooked to the rear and offer an excellent degree of privacy.



69 Market Street Atherton, M46 0DA

T. 01942 363599  
info@arc-homes.net