



8 Highfield Avenue, Atherton, Lancashire M46 9LU Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended three bedroom semi detached property positioned within a sought after location. This gorgeous home is a true credit to the current owners and boasts generous family accommodation together with ample off road parking and lovely gardens. Internal viewing is an absolute must to appreciate what is on offer and early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. The current owner have extended the he property to the rear to create an amazing open plan kitchen family room finished with high end units and appliances, bi-folding doors and skylight windows. A handy utility room completes the ground floor. To the first floor are three generous bedrooms and a modern shower room. Outside, there is ample off road parking and EV charge points. The enclosed rear gardens are well presented and low maintenance with a lovely covered patio.



| 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 |  |



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