




## 5 Hazel Road, Atherton, Lancashire M46 0FN

### Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this larger than average and beautifully presented semi detached property located close to good local schools and amenities. This property has been extended to create spacious accommodation, ideal for a growing family. On entry to the property there is an entrance hallway providing access to the modern kitchen which sits to the front of the property. The open plan lounge dining room is to the rear with patio door access to the garden. There is a downstairs cloakroom wc completing the ground floor accommodation. To the first floor there are three double bedrooms, master ensuite shower room and a modern family bathroom. Outside, to the rear is a well maintained garden whilst to the front there is a driveway providing off road parking.



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 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>		
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(1-20) <b>G</b>		
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