



The Coach House, Atherton Hall Old Hall Mill Lane, M46 ORR Offers over £475,000

ARC HOMES are thrilled to present to the market this absolutely amazing family home positioned within a fabulous rural setting and offering larger than average accommodation. Atherton Hall is located within a tucked away development and dates back to 1723. The Coach House occupies a central position within the development. Along with substantial accommodation, this beautiful property boasts beautiful and extensive gardens offering excellent space for entertaining, detached double garage and ample parking. The residents of Atherton Hall enjoy access to a approximately 1.5 acres of PRIVATE WOODLAND. This property is beautifully presented throughout and boasts an abundance of original features. It truly must be viewed to be fully appreciated. Entry is via an entrance hallway which leads into the stunning centrally positioned kitchen. To the left of the kitchen sits the beautiful spacious sitting room with feature fireplace housing a cast iron stove and French doors opening into the gardens. To the right is a generous separate dining area. There is also a handy separate utility room which leads to a ground floor WC. The central staircase rises to the first floor and is lit by a gorgeous stain glass window. A generous reception landing which could be utilised as a study space, provides access to all three double bedrooms and the lovely bathroom. The master bedroom is dual aspect and boasts a walk in wardrobe together with an en suite shower room. Outside, there are three gardens all providing lovely well presented private outdoor space together with a detached double garage and ample parking. The Residents of Atherton Hall all have the benefit of sharing the amazing woodlands that surround the development.



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	

52

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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