



78 Bee Fold Lane, Atherton, M46 0TT

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this spacious three bedroom detached property located on a sought after development in Atherton. The property would be ideal for growing families and benefits from a quiet cul de sac location, close to schools and Atherton Central Park. Early viewing is advised. Entry to the property is via a spacious hallway with downstairs WC and provides access to well proportioned sitting room. The modern fitted kitchen dining room has a range of integrated appliances and patio doors to the rear garden. To the first floor are three generous bedrooms, master bedroom with ensuite shower room and a modern family bathroom. Outside, the property has a driveway providing off road parking and a garage.



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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