



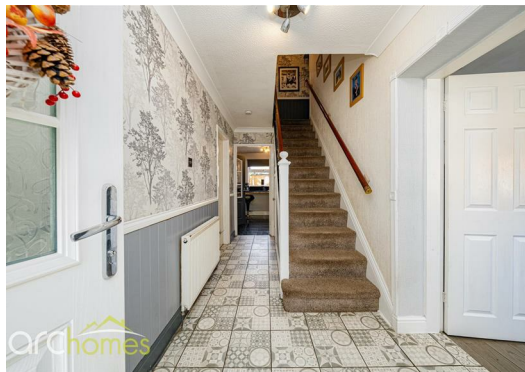
## 4 Elsdon Drive, Atherton, Lancashire M46 9GX Offers over £340,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented EXTENDED four bed detached property located in tucked away, cul de sac location in one of Atherton's most sought after locations. Situated close to Atherton Train Station, this spacious family home has is conveniently located close to transport links, good local schools and amenities. Entry is via a welcoming entrance hallway providing access to the open plan lounge dining room, second reception room, modern fitted kitchen, handy pantry and conservatory. To the first floor are four generous bedrooms, master bedroom has a ensuite shower room and a modern family bathroom. Outside, the property occupies a good plot in the corner of the cul-de-sac with gardens to both front and rear and off road parking. The rear garden is low maintenance with a garden bar.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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