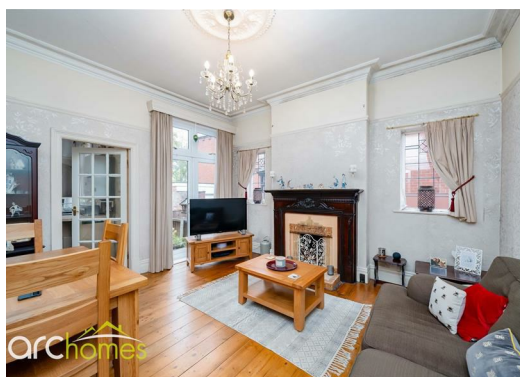




285 Bolton Road, Atherton, M46 9HG

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average Victorian semi detached property positioned within an extremely sought after and rarely available location. This impressive home boasts an array of original features and whilst there is perhaps some jobs to be done by the new owners, the potential to create something really special is endless. With amazing family accommodation, parking and private rear gardens, early viewing is highly advised. Entry is via an entrance vestibule which leads into the beautiful spacious entrance hallway. A gorgeous bay fronted sitting room sits to the front whilst to the rear is a spacious separate dining room with French doors opening into the rear gardens. Just off the dining room is a kitchen which benefits from a separate utility room and pantry. A doorway from the entrance hallway leads to a fitted staircase which descends to handy cellar. To the first floor are three excellent double bedrooms. The master bedroom is truly impressive and sits to front with a lovely bay window. The other two bedrooms face to the rear taking advantage of lovely views. A bathroom with separate shower enclosure completes the living accommodation. The impressive loft space holds excellent potential to create further accommodation if required and subject to the necessary permissions.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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