



11 Lowland Meadows, Atherton, M46 0UF £300,000

ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this stunning modern three bedroom detached property positioned on the gorgeous Bee Fold Meadows Development in Atherton. This beautiful home is a true credit to the current owners and is positioned within a quiet spot overlooking fields. Offering generous accommodation together with enclosed gardens, views and parking, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a handy downstairs cloakroom and well proportioned sitting room. A spacious modern kitchen dining room has French doors opening into the rear garden and completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned in a tucked away spot with lovely views over fields. There is also parking for two vehicles. The enclosed rear gardens are well presented and provide generous outdoor space together with an excellent degree of privacy.



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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