



17 Swan Grove, Atherton, M46 0GW

£400,000

ARC HOMES are delighted to offer FOR SALE this exceptional executive four bedroom detached property positioned within one of the most sought after spots on Gadbury Fold, Atherton,. This beautiful home is flawlessly presented and offers generous accommodation together with ample parking, detached garage and private rear gardens. This stunning property would suit a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and well proportioned dual aspect sitting room. The excellent modern kitchen dining room sits to the rear and has French doors opening into the rear gardens. Just off the kitchen is a handy separate utility room. A separate reception currently being utilised as a study completes the ground floor. To the first floor are four generous bedrooms and a modern bathroom. the master bedroom benefits form a dressing area and modern en suite shower room. Outside, this property is located at the end of a cul de sac with front gardens providing ample parking leading to the detached garage, The beautiful ear gardens provide a fantastic degree of privacy, offer generous outdoor space and house a lovely summer house.



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		
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