




## 20 Greenfield Road, Atherton, M46 9LW

### Offers over £425,000

ARC HOMES are delighted to offer FOR SALE this absolutely incredible extended four bedroom detached property occupying an enviable larger than average plot within a very sought after quiet cul de sac. This stunning larger than average family home is a true credit to the current owners, boasting generous accommodation, together with a flawless finish and truly exceptional gardens offering fantastic outdoor space and an excellent degree of privacy. The current owners have planning permission granted to extend this already spacious home even further by creating an impressive master bedroom with en suite in the loft space should the new buyers wish to. Entry is via an entrance hallway which opens into the well proportioned sitting room. The sitting room leads into a generous separate dining room with French doors out into the rear gardens. The beautiful kitchen is finished with high end units, appliances and a central island. It also benefits from a separate utility room. The garage has been converted to create an excellent study space for home workers and can be utilised for many purposes. A handy downstairs cloakroom completes the ground floor accommodation. To the first floor are four generous bedrooms with the master bedroom boasting a lovely modern en suite shower room. For those needing more space, planning permission is granted to create a further bedroom and en suite in the roof space. Outside, this property is positioned at the end of a sought after cul de sac with enclosed front gardens providing ample off road parking. The amazing rear gardens must be viewed to be appreciated and are well presented offering generous outdoor space together with an excellent level of privacy. The rear gardens have been well designed with patio, bar and covered hot tub areas. Steps rise to a lovely elevated summer house which overlooks the rear elevation.



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			
		74	80
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



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