



33 Crab Tree Lane, M46 0AG

Offers in excess of £450,000

ARC HOMES are delighted to offer FOR SALE this incredible four bedroom detached property positioned within a sought after location. This stunning home is flawlessly presented and has recently undergone complete renovation with no expense spared. With amazing larger than average family accommodation together with gorgeous gardens, ample parking a detached garage, early viewing is highly advised to avoid missing out. Entry is via a spacious welcoming entrance hallway which provides access into a well proportioned sitting room. This property has been extended to the rear to create a simply stunning open plan kitchen family offering generous lounge, dining area and fabulous modern kitchen with a range of appliances. This room is finished sky light lantern and larger patio doors opening into the rear gardens. To generous bedrooms complete the ground floor. To the first floor a spacious landing provides access to two further generous double bedrooms. The master bedroom boasts patio doors opening onto the extension room and boasts a beautiful en suite shower room. A family Bathroom finished with freestanding bath, jack and Jill basins and a shower enclosure completes the accommodation. Outside, the front gardens are low maintenance and provide ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens are well presented offering 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 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		
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