



151 Platt Fold Road, WN7 1JP

Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average bay fronted semi-detached property positioned within a very sought after location. This beautiful home is well presented throughout boasting generous accommodation together with ample parking and lovely rear gardens. Ideal for a range of buyers early viewing is advised. Entry is via an entrance porch which leads into the welcoming hallway. To the front sits the excellent bay fronted dining room which opens into the fantastic well-proportioned sitting room complete with bi-fold doors opening along the back of the property. A modern refitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within sought after area. The front gardens are low maintenance and provide off road parking whilst the rear gardens are well presented and provide generous outdoor space together with a good 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		
	68	75
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		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

