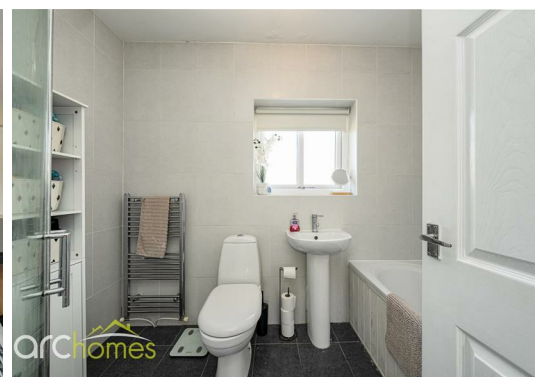




## 21 Hesketh Street, Atherton, Lancashire M46 9JJ

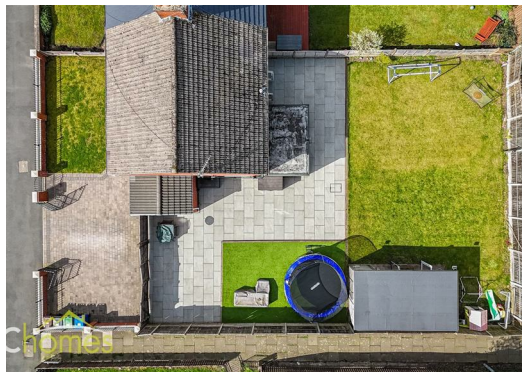
Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this gorgeous extended semi detached property positioned on a large FREEHOLD plot within a popular location. This excellent home is well presented and boasts generous accommodation together with ample off road parking and fantastic corner plot. Entry is via an entrance hallway which provides access into the beautiful dining room that has French doors opening into the rear gardens. The well proportioned sitting room sits to the front of the property whilst the modern kitchen is located just off the dining room. The property has been extended to the rear to create a handy downstairs bedroom which could be utilised as an office for those home workers. A separate utility room with WVC completes the ground floor accommodation. To the first floor are three further generous bedrooms and a modern bathroom with separate shower enclosure. Outside, the larger than average front gardens are low maintenance and provide off road parking with double gates leading to the side to further parking. The enclosed rear gardens provide fantastic outdoor space which is laid mainly to lawn with a paved patio area. There is a cleverly designed gardens room located in the rear gardens perfect for entertaining or just to hide away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



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