



67 Bee Fold Lane, Atherton, M46 0TT

Offers in excess of £240,000

ARC HOMES are delighted to offer FOR SALE this stunning extended FREEHOLD semi detached property positioned on the ever sought after Summerhill Park on Beefold Lane. This gorgeous home has been extended to the rear to create additional family living and is flawlessly presented throughout. With off road parking and lovely private rear gardens, early viewing is highly advised. Entry is via an entrance hallway which provides access to the handy downstairs cloakroom. The sitting room sits to the front whilst a modern central kitchen opens into the additional lounge / dining room. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room which completes the living accommodation on offer. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens are well presented and provide a good degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(43-54) E			
(29-42) F			
(1-28) 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			
(82 plus) A			
(61-81) B			
(49-60) C			
(25-48) D			
(13-24) E			
(7-12) F			
(1-6) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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