



1 Colliers Grove, Atherton, M46 0GT

Offers in excess of £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom detached property situated on the ever popular Gadbury Fold Development in Atherton. Property in this location is extremely sought after and this gorgeous home boasts generous accommodation including two reception rooms, master en suite, private driveway and lovely enclosed gardens. Entry is via an entrance hallway which provides access into a handy down stairs cloakroom. A well proportioned sitting room has French doors opening into the side gardens. There is a modern kitchen with utility cupboard and a separate dining room. To the first floor are three bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the front gardens are open plan with a private driveway located just to the side providing off road parking in front of a detached garage. The enclosed side gardens offer excellent outdoor space and provide a good degree of privacy.



Entrance Hallway

Stairs rising to the first floor accommodation. Access to the downstairs cloakroom, sitting room, dining room and kitchen.

Downstairs Cloakroom

Double glazed window to front. Radiator. Low level w.c, and pedestal hand wash basin.

Sitting Room

17'0" x 9'9" (5.18m" x 2.97m")

Double glazed window to front. Double glazed French doors to side opening onto the side gardens. Radiator. Feature fireplace.

Dining Room

8'6" x 8'2" (2.59m" x 2.49m")

Double glazed window to front. Radiator.

Kitchen

11'6" x 7'11" (3.51m" x 2.41m")

Double glazed window to side. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drains beneath. Fitted electric hob with extractor over and oven beneath. Storage cupboard which is being utilised as a handy utility area with plumbing for automatic washing machine.

First Floor Landing

Double glazed window to rear. Access to all three bedrooms and the bathroom.

Bedroom One

10'10" x 9'11" (3.30m" x 3.02m")

Double glazed window to front. Radiator. Built in wardrobes. Access to the en suite shower room.

Bedroom Two

8'7" x 8'5" (2.62m" x 2.57m")

Double glazed window to front. Radiator.

Bedroom Three

8'5" x 8'0" (2.57m" x 2.44m")

Double glazed window to side. Radiator.

Bathroom

6'8" x 6'6" (2.03m" x 1.98m")

Double glazed window to front. Radiator. Low level w.c, pedestal hand wash basin and panelled bath.

Outside Front

Open plan front gardens

Parking and Garage

Located just to the side of the property is a private driveway in front of a detached garage.

Side Gardens

Enclosed aside gardens that provide a good degree of privacy and are laid to lawn with paved and decked patio areas.

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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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