



42 Chanters Avenue, Atherton, Lancashire M46 9EF

Offers in excess of £220,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning semi detached true bungalow situated within a very sought after location. This gorgeous home is presented to an incredibly high standard and boasts generous accommodation together with beautiful larger than average private gardens, ample parking and detached garage. Entry is via an entrance hallway which leads into a well proportioned sitting room. A inner hallway has been extended to create a lovely dining space which leads into the impressive conservatory and modern refitted kitchen. There are two excellent double bedrooms, both with fitted wardrobes and a modern shower room. Outside, this property is positioned on an enviable plot with ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens provide fantastic outdoors space with an excellent degree of privacy. The gardens house a lovely summer house, lots of features and a tucked away 'secret garden'.



Entrance Hallway

Door to:

Sitting Room

16'6" x 11'10" (5.03m" x 3.61m")

Double glazed window to front. Radiator. Feature fireplace.

Dining Area

17'2" x 7'5" (5.23m" x 2.26m")

Double glazed French doors leading into the conservatory. Access to the kitchen, both bedrooms and the shower room. Handy storage cupboard.

Conservatory

14'11" x 8'10" (4.55m" x 2.69m")

Excellent conservatory finished with double glazed French doors to side and a tinted glazed roof. Radiator.

Kitchen

13'10" (,max) x 11'3" (4.22m" (,max) x 3.43m")

Double glazed window to front. Double glazed door to side opening into the rear gardens. Stainless steel sink drainer unit. Range of base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted electric hob with extractor over and separate eye level oven with integrated microwave above.

Bedroom One

11'11" x 11'10" (3.63m" x 3.61m")

Double glazed window to rear. Radiator. Range of fitted wardrobes.

Bedroom Two

10'8" x 7'10" (3.25m" x 2.39m")

Double glazed window to rear. Radiator. Range of fitted wardrobes.

Shower Room

Double glazed window to side. Modern white suite comprising low level w,c hand wash basin and shower enclosure with inset electric shower.

Outside Front

Lovley front gardens which are laid to lawn with a driveway leading to the side towards a detached garage providing ample off road parking.

Outside Rear

Excellent enclosed rear gardens which are not overlooked. These gardens are well presented with many features, lovely summer house and access to a 'secret garden'

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		
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