



## 2 Hillside Avenue, Atherton, M46 9LX Offers over £270,000

ARC HOMES are delighted to present FOR SALE this three-bedroom semi detached home with spacious living areas and private gardens. Nestled in a private setting, this well-presented three-bedroom home offers generous living space both inside and out. Downstairs, a large and welcoming sitting room provides an ideal space to relax, leading into a generous kitchen/dining area with ample worktops and storage space. A separate utility room adds practicality, while the expansive conservatory to the rear offers a bright and airy space to enjoy all year round. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all tastefully decorated and offering ample storage. Externally, the property boasts an exceptionally large double garage, providing ample room for two vehicles but also additional storage, a workshop area, or hobby space, it's a rare find and adds valuable versatility to the home. The property includes beautifully maintained front and rear gardens, both private and not overlooked. The rear of the home is securely gated, providing additional peace of mind and a true sense of seclusion. This is a fantastic opportunity to acquire a spacious family home in a sought-after location. Early viewing is highly recommended.



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		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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