





41 Blacksmiths Fold, Atherton, Lancashire M46 9DB Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property situated within a very popular little cul de sac in the Chowbent area of Atherton. This lovely property is well presented throughout and boasts two reception rooms together with three generous bedrooms, ample parking and private rear gardens. Blacksmiths Fold is conveniently positioned within the catchment area of very popular schools and within walking distance of Atherton Central Train Station. Entry to the property is via an entrance hallway which provides access to a handy downstairs w.c. and well proportioned sitting room, a separate dining room leads to the kitchen. To the first floor are three generous bedrooms and a gorgeous modern bathroom. The master bedroom benefits from en suite facilities. Outside, the front gardens are open plan with a driveway leading to the side towards a garage providing ample off road parking with EV charge point. The enclosed rear gardens are well presented and provide generous outdoor space with a good degree of privacy.



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		
	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	



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