



11 Stothert Street, Atherton, M46 0TF

£200,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning mews property situated on the popular and sought after Cottonfields Development in Atherton. This property is well presented throughout and boasts excellent first time buyer accommodation together with off road parking and lovely south facing rear gardens. Entry is via a welcoming entrance hallway which provides access to a handy downstairs cloakroom. The lovely modern fitted kitchen is finished with cooking appliances and sits to the front of the property. The well proportioned sitting room has French doors which open onto a lovely rear gardens. To the first floor are two double bedrooms and bathroom. A modern bathroom with white suite completes the living accommodation on offer. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens are SOUTH FACING and have been landscaped and include both artificial turf and paved 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 CO2 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 CO2 emissions		
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