



## 30 Marlborough Road, Atherton, Lancashire M46 9LT Offers in the region of £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous four bedroom semi detached property positioned within an excellent cul de sac location and within convenient close proximity of Atherton Train Station. This lovely family home boasts generous accommodation and is positioned on a larger than average corner plot providing ample parking and detached garage which has been converted to create two rooms. Early viewing is highly advised. Entry is via an entrance porch which opens into a well proportioned sitting room. The beautiful modern refitted kitchen dining room sits to the rear and leads into a conservatory. A handy downstairs bedroom and downstairs shower room completes the ground floor accommodation. To the first floor are three further generous bedrooms and a modern bathroom with separate shower enclosure. Outside, this property is positioned within a cul de sac with enclosed front gardens providing ample off road parking. Further parking is located at the side in front of the detached garage. The garage has been converted to create two separate rooms, both with French doors that could be utilised for many purposes. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



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>		
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