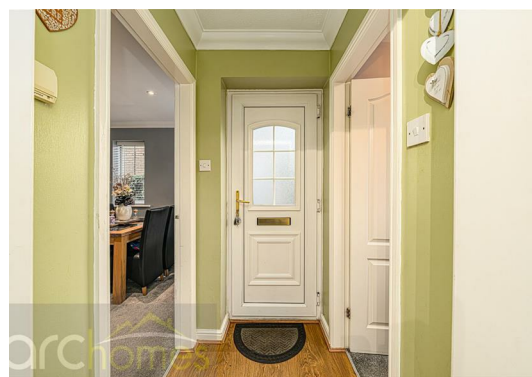





20 Chilton Avenue, WN7 1SW Offers over £325,000

ARC HOMES are delighted to offer this fantastic four bedroom detached property positioned within a sought after 'Ather-Leigh' location. This property is positioned on an excellent plot siding onto greenery and would be an ideal family home. With generous accommodation together with off road parking and private rear gardens, early viewing is highly advised. Entry is via an entrance hallway which provides access to the handy downstairs wc and separate lounge. A spacious dining room sits in the centre of the property and leads into the modern fitted kitchen. A well proportioned sitting room sits to the rear with patio doors opening into an impressive conservatory. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a lovely modern en suite shower room. Outside, this property is positioned at the end of a cul de sac and sides onto greenery. The front gardens are open plan and provide off road parking. The enclosed rear gardens are not overlooked providing an excellent 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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

