



## 26 Threadneedle Place, Atherton, M46 0TW Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD larger than average semi detached property positioned within a sought after modern development. This amazing family home is well presented throughout and boasts generous accommodation over three floors together with generous gardens and off road parking. Built by Countryside in 2018, this lovely modern home still benefits from the remainder of its NHBC warranty and early viewing is highly advised. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom. The modern fitted kitchen benefits from a range of appliances and leads into the lovely well proportioned sitting room finished with skylight windows and French doors opening into the rear gardens. To the first floor are two generous bedrooms, modern family bathroom and a study room providing access to the second floor. The master bedroom is located on the second floor and boasts skylight windows and a modern en suite shower room. Outside, this property is situated off street and facing the green with off road parking in a quiet cul-de-sac. The enclosed rear gardens offer generous outdoor space and are laid to lawn with paved patio area.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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