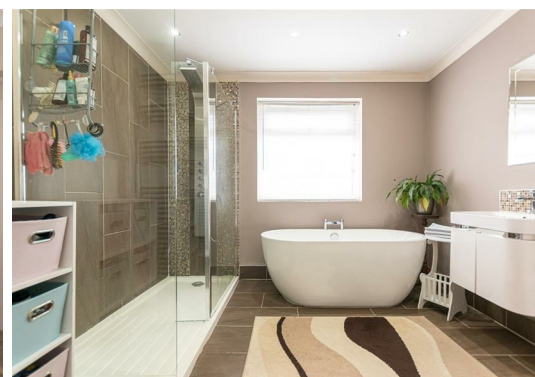






## 42 Marton Drive, Atherton, M46 9WA

### Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this fantastic EXTENDED detached property in one of Atherton's most sought after locations. This is a rare opportunity to purchase a property on this quiet residential cul de sac, benefitting from THREE / FOUR BEDROOMS. Entry to the property is via an entrance hallway leading to a handy downstairs cloakroom/wc and study room. There is a bright and spacious sitting room housing stairs rising to the first floor. To the rear there is an open plan dining room leading to conservatory with french doors accessing the rear garden. There is a fitted kitchen, utility room and a fourth bedroom / office room with french doors leading to the rear garden completing the ground floor accommodation. To the first floor are three double bedroom and a family bathroom with separate shower enclosure. Outside, the property occupies a spacious corner plot with off road parking to the front for several cars and the option to create more parking to the side. To the rear there is a great sized garden which is not overlooked and boasts views of the open countryside.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

