



## 3 Hilltop, M46 9QN Offers over £500,000

ARC HOMES are delighted to offer FOR SALE this exceptional larger than average FREEHOLD executive detached property positioned within a very sought after quiet cul de sac. This stunning home provides very spacious family accommodation and is well presented throughout. With ample parking, double garage and larger than average private gardens, early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which provides access into a handy downstairs shower room. A fantastic well proportioned sitting room sits to the front of the property whilst a separate dining room sits to the rear with french doors opening into the rear gardens. The modern fitted kitchen benefits from a generous handy utility room. A further well proportioned reception room is located off the utility room and would be ideal as an additional lounge, home office or play room. The property also benefits from underfloor heating throughout. To the first floor are four generous bedrooms and a modern bathroom. Outside, this property is located at the head of a cul de sac occupying a generous plot. The front gardens provide ample off road parking which leads to a double garage. The enclosed rear gardens are larger than average providing excellent outdoor space together with a good degree of privacy. The current owner has had planning permission for rear extension granted and a brand new boiler installed in September 2024.



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	

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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		
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