



15 Fern Close, Atherton, M46 9BG Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this fantastic three / four bedroom semi-detached property, positioned at the head of a sought-after cul-de-sac in Atherton. This beautiful home offers generous and versatile accommodation, together with ample parking, a detached garage and private rear gardens with stunning open-aspect views. Ideal for a range of buyers, early viewing is highly advised to avoid missing out on this fantastic home.

Entry is via a welcoming entrance hallway which leads into a well-proportioned sitting room. To the rear sits a modern refitted kitchen and a generous double bedroom, both of which look out onto the lovely rear gardens and views. To the front sits another generous bedroom which is currently being utilised as a dining room. A modern shower room completes the ground floor.

To the first floor is a well-designed double master bedroom which benefits from en-suite facilities. A handy study, which could be utilised as a guest room / nursery, completes the accommodation.

Outside, this property is positioned at the head of a quiet cul-de-sac, with front gardens providing ample off-road parking which leads to the side towards the detached garage. The enclosed rear garden is well presented and provides generous outdoor space, backing onto fields and offering gorgeous open-aspect views and 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		
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