



4 Meadow Mead, WN7 3GB

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD modern detached property positioned within a sought after location. This beautiful home is flawlessly presented throughout and boasts generous accommodation together with ample parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which provides access to the handy downstairs cloakroom and lovely well proportioned sitting room. To the rear sits a fantastic modern kitchen dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room and separate dressing area. Outside, this property is positioned within a sought after quiet spot with front gardens providing ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with a good 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

