



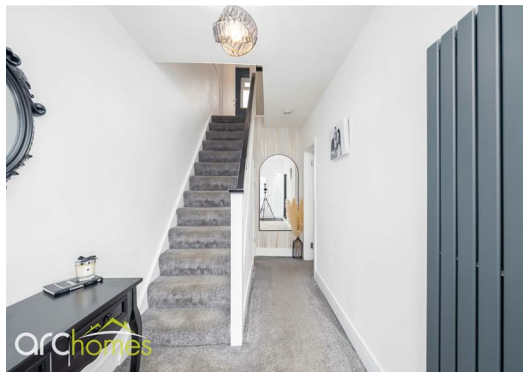
11 Canterbury Close, Atherton, Lancashire M46 9JT Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property positioned within a popular location and boasting flawless accommodation together with lovely gardens and a fantastic outbuilding ideal as a home office / studio. A simply stunning home ideal for a range of buyers. With off road parking, early viewing is advised to avoid missing out. Entry is via a spacious entrance hallway which has stairs rising to the first floor. The gorgeous dual aspect sitting room provides generous space and is finished with a well designed media unit and folding doors which open into the rear gardens. The dining area open into the beautiful modern kitchen giving the ground floor a fantastic open living feel. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking. The well presented rear gardens have been designed to be low maintenance and provide a good degree of privacy. The current owner has installed a garden office with storage room and WC, ideal for home working or for a studio.



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	



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