



## 22 Hansom Drive, Atherton, Lancashire M46 0SE

### £450,000

ARC HOMES are delighted to offer FOR SALE this incredible extended five bedroom detached property positioned within a very sought after modern development in the Howe Bridge area of Atherton. This exceptional property offers larger than average accommodation and is finished to a very high standard. The current owners have adapted the property support those with disabilities and have created a large ground floor bedroom with adjoining spacious bathroom and separate utility / kitchenette. This could easily be utilised for many purposes but would be ideal for those needing living arrangement like an 'annex' etc. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits the truly amazing modern kitchen family room finished with high end units, a range of appliances and a stunning dining / lounge area with bi folding doors. The spacious ground floor bedroom sits just of the family room and leads to a larger bathroom with wet room area and separate utility room. To the first floor are four further generous bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. Outside, this property is positioned within a quiet location with the front gardens providing off road parking. The enclosed rear gardens provide excellent privacy and are low maintenance with a covered patio area ideal for entertaining all year round.



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



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