



1 Albion Green Place, Atherton, M46 0TP Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this beautiful FREEHOLD modern three bedroom semi detached property positioned on the ever sought after Cottonfields Development off North Road, Atherton. 'The Eversley' is one of the more rarer available styles on the development and boasts generous accommodation together with off road parking and generous rear gardens. This lovely home would suit a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into a handy downstairs cloakroom. To one side of the property sits the well proportioned sitting room whilst to the other is a spacious 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. Outside, there are gardens to the front and side with a driveway providing off road parking. The enclosed rear gardens are not directly overlooked and provide generous outdoor space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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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