



33 Hillside Avenue, Atherton, M46 9LX

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous extended semi detached property positioned on a lovely corner plot within a sought after location. This fantastic home is flawlessly presented throughout and boasts generous accommodation together with enclosed gardens and ample off road parking. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway which provides access to the well proportioned sitting room. To the rear sits the stunning kitchen family room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a lovely modern bathroom with 'P' shaped shower bath. Outside, there are excellent enclosed gardens to front, side and rear providing generous outdoor space with a good degree of privacy. Just to the rear sits a double driveway in front of a detached garage providing ample off road parking.



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 CO2 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 CO2 emissions		
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