



## 8 Thorn Lea, Atherton, M46 9ES

### £620,000

ARC HOMES are proud to introduce this impressive six-bedroom detached home, positioned on a generous plot within a small and exclusive cul-de-sac of just ten properties on Thorn Lea. Homes in this quiet and well-regarded setting rarely come to market, making this a unique opportunity for prospective buyers. This property has been designed to offer flexible and spacious accommodation, ideal for growing families. The ground floor features a welcoming entrance area, a cosy lounge, and a handy cloakroom. At the heart of the home is a large, contemporary open-plan space combining the kitchen, dining, and family areas, perfect for modern living and socialising. This space extends into a substantial conservatory, creating a bright and airy environment throughout. An integrated double garage adds further practicality.

The first floor benefits from six generous bedrooms with the main bedroom benefitting from a private en-suite, while another includes its own dressing area. A modern four-piece bathroom suite serves the remaining rooms.

Outside, the front of the property provides driveway parking, while the rear boasts a spacious, enclosed garden designed for both relaxation and entertaining, complete with a hot tub. There is also additional land that can be utilised for extra parking if required.

This is a rare chance to acquire a sizeable home in a sought-after location, and early viewing is strongly encouraged to fully appreciate what is on offer.



| 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 |         |           |
|                                             | 72      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) 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 |         |           |
|                                                     |         |           |
| England & Wales                                     |         |           |
| EU Directive 2002/91/EC                             |         |           |



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