



## 5 Hillock Place, Atherton, M46 0BU £210,000

ARC HOMES are delighted to offer FOR SALE / NO ONWARD CHAIN this well presented four bedroom semi detached property situated in a popular location at the top of Millers Lane, on Hillock Place, a versatile living accommodation ideal for growing families or those looking to upsize, with great amenities and transport links. Upon entering you are greeted by a bright and welcoming entrance hallway, leading to a generously sized lounge with an attractive bay window, to the rear of the hallway sits the large kitchen/diner with ample storage and workspace. A separate snug offers a versatile second reception area, ideal for a cosy retreat, children's playroom or a TV room with patio doors leading into the rear gardens. Adding to the flexibility of this home is a well proportioned ground floor bedroom, ideal for guests, or use as a home office. A downstairs WVC completes the ground floor accommodation, ensuring day to day convenience. Upstairs you will find a spacious and light filled landing connecting to three bedrooms including a spacious master, along with a generous sized contemporary family bathroom. This property also benefits from a private rear gardens, perfect for summer barbecues or outdoor play. In addition, on street parking is available with the property. Early viewing is highly advised.



| 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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



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