



## 41 Bee Fold Lane, Atherton, M46 0TT £410,000

ARC HOMES are delighted to offer FOR SALE this absolutely flawless FREEHOLD detached property positioned within a very sought after location. This property is a true credit to the current owners, offers generous family accommodation and boasts views over playing fields together with ample parking and enclosed gardens. The owners have spared no expense on this property and with the remainder of an NHBC warranty, early viewing is highly advised. Entry is via an entrance hallway which provides access into a well proportioned bay fronted sitting room. A gorgeous modern kitchen sits to the rear and is finished with integrated appliances and French doors which open into the stunning gardens. A handy separate utility room and WC sits just off the kitchen. The current owner have developed the garage to create a lovely separate lounge which would be ideal for a range of purposes. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts a vaulted ceiling and benefits from a modern en suite shower room. Outside, the front gardens are enclosed, face playing fields and provide off road parking. The enclosed rear gardens are well presented and offer generous outdoor space.



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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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