



32 Hansom Drive, Atherton, M46 0SE

£300,000

ARC HOMES in Atherton are delighted to offer FOR SALE this gorgeous three bedroom detached property situated within a very popular and sought after location in Howe Bridge Atherton. This fantastic three bedroom detached is well presented and boasts two reception rooms together with private rear gardens, off road parking & garage. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The fantastic well proportioned sitting room opens into an excellent separate dining room which has French doors opening into the rear gardens. A lovely modern refitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The lovely master bedroom benefits from a modern en suite shower room. Outside, this property is positioned on a lovely plot with enclosed front gardens providing ample off road parking in front of a detached garage. The enclosed rear gardens are well presented and provide generous outdoor space together with a good degree of privacy.



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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