



## 70 Stothert Street, Atherton, M46 0TF £250,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD three bedroom semi detached property situated on the very popular Cottonfields Development in Atherton. This "Clarendon" was built in 2018 by Keepmoat and benefits from 3 years NHBC warranty. This would be perfect for anybody looking for a modern family home and this example is completely ready to move into. With excellent presentation together with three generous bedrooms, double driveway and generous private rear gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The modern fitted kitchen dining room sits to the front of the property, whilst a well proportioned sitting room sits to the rear and boasts French doors which combine indoor and outdoor living space. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the generous front gardens are open plan with a double driveway providing off road parking. The enclosed rear gardens are larger than average offering excellent 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		
<b>England &amp; Wales</b>	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>		
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