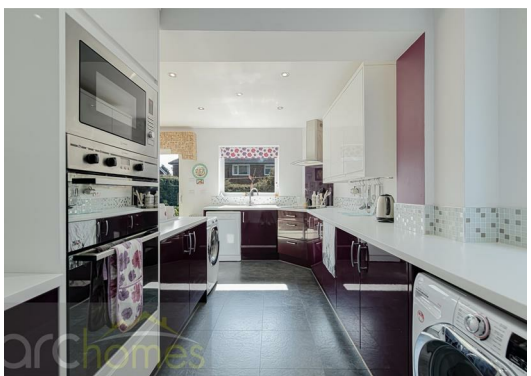
37 Meadowbank Avenue, Atherton, Lancashire M46 9LB
Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property situated at the end of a quiet cul de sac within a popular location. This excellent family home is conveniently located within close proximity to Atherton Train Station and boasts generous accommodation including two reception rooms, fantastic kitchen family room, off road parking and detached garage. Entry is via an entrance hallway which leads into a well proportioned sitting room. A separate dining room provides access into a fantastic "L" shaped kitchen family room which offer great space and has been finished with modern units. To the first floor are three generous bedroom and a bathroom. Outside, this property is positioned within a quiet 'end of cul de sac' spot with off road parking that leads to the side towards a detached garage. To the rear is an enclosed rear garden which has been designed to be low maintenance.



Entrance Hallway
Stairs rising to the first floor accommodation. Access to the sitting room and kitchen family room

Sitting Room
13'10'' x 10'9'' (4.22m'' x 3.28m'')
Double glazed window to front. Opens into:

Dining Room
Access from the sitting room and kitchen family room.

Kitchen Family Room
18'8'' (max) x 16'5'' (max) (5.69m'' (max) x 5.00m'' (max))
Fantastic "L" shaped kitchen family room with double glazed window to side and rear and double glazed Patio doors opening into the rear gardens. Sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted electric hob with extractor over and separate eye level oven. Integrated microwave. Plumbing for automatic washing machine.

First Floor
Double glazed window to side. Access to all three bedrooms and the bathroom.

Bedroom One
14'0'' x 9'10'' (4.27m'' x 3.00m'')
Double glazed window to front. Fitted wardrobes.

Bedroom Two
10'3'' x 8'11'' (3.12m'' x 2.72m'')
Double glazed window to rear.

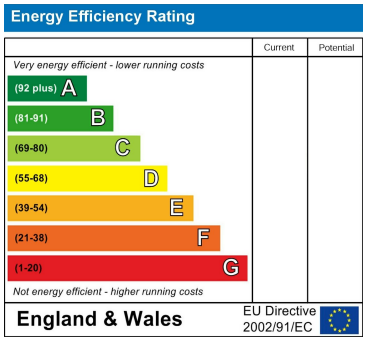
Bedroom Three
Double glazed window to front. Fitted wardrobes.

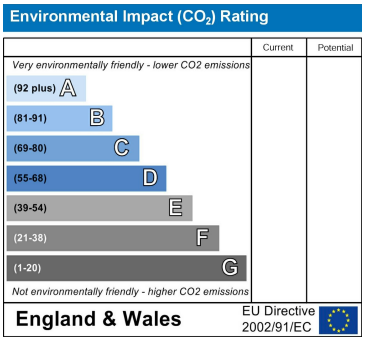
Bathroom
6'8'' x 5'5'' (2.03m'' x 1.65m'')
Double glazed window to rear. Low level w.c, pedestal hand wash basin and panelled bath.

Outside Front
Located at the end of a cut de sac with lawned front gardens. A paved driveway leads to the side of the property towards a detached garage.

Detached Garage
Up and over door to front. Power and lighting.

Outside Rear
Enclosed rear gardens the have been designed to be low maintenance.





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