



## 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 W/C 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 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 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

