



1 Colliers Grove, Atherton, M46 0GT

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom detached property situated on the ever popular Gadbury Fold Development in Atherton. Property in this location is extremely sought after and this gorgeous home boasts generous accommodation including two reception rooms, master en suite, private driveway and lovely enclosed gardens. Entry is via an entrance hallway which provides access into a handy down stairs cloakroom. A well proportioned sitting room has French doors opening into the side gardens. There is a modern kitchen with utility cupboard and a separate dining room. To the first floor are three bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the front gardens are open plan with a private driveway located just to the side providing off road parking in front of a detached garage. The enclosed side gardens offer excellent outdoor space and provide 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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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