



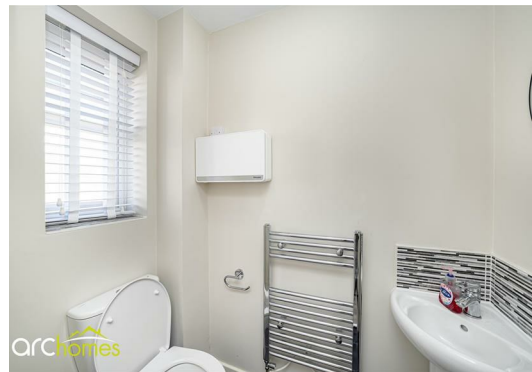
1 Knights Close, Atherton, M46 0TE Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this fantastic FOUR BEDROOM DETACHED property situated on the popular and sought after Cottonfields Development in Atherton. This fantastic family home boasts generous accommodation over three floors together with fantastic enclosed garden and off road parking. Built by Keepmoat in 2018 and benefiting from an NHBC Warranty, this property boasts four double bedrooms and is priced very competitively. Entry is via an entrance hallway which provides access to the handy downstairs cloakroom and well proportioned sitting room. A modern kitchen dining room with French doors opening onto the gardens completes the ground floor accommodation. To the first floor are two excellent bedrooms, the master of which boasts an en suite shower room, and a modern bathroom. To the second floor are two further double bedrooms. Outside the enclosed side gardens offer generous outdoor space and are laid to lawn with a paved patio area. To the rear is a driveway providing off road parking for two vehicles.



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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