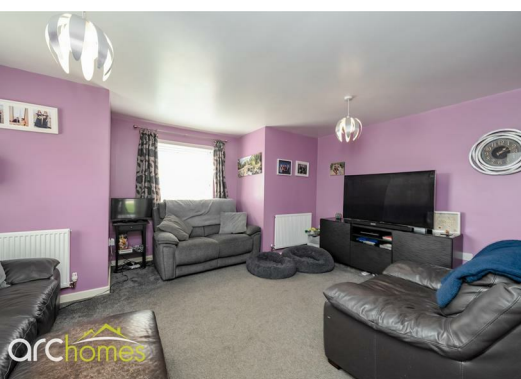




## 326 North Road, Atherton, M46 0RF

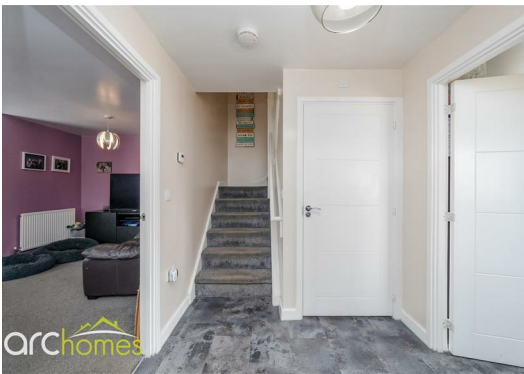
### Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this spacious FIVE BEDROOM semi detached property positioned within a very sought after location. Positioned on the popular Cottonfield's Development, this excellent property boasts fantastic family accommodation over three floors together with private rear gardens and ample off road parking. Entry is via a welcoming entrance hallway which leads into the handy downstairs cloakroom, well proportioned sitting room and modern kitchen dining room. To the first floor are three double bedrooms and a modern bathroom. Two further double bedrooms are located on the second floor with the master bedroom benefiting from a modern en suite shower room. Outside, the front gardens are enclosed and laid to lawn. A driveway is located just to the side providing off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with a good degree of privacy.



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



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