




16 Woodlands Drive, Atherton, Lancashire M46 9HH Offers over £700,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning Edwardian detached property with an additional detached dwelling, positioned on Woodlands Drive, one of Atherton's most sought after and rarely available positions. This incredible family home has recently been refurbished, with no expense spared to a beautifully high standard and is a credit to the current owners. The property is located in a quiet and exclusive area with superb woodland surroundings & views. With the added benefit of a detached bungalow in the rear gardens, this would be ideal for those looking for an amazing family home with an annex or those looking to work from home. With lovely gardens, ample parking and a flawless finish, early viewing is highly advised. Entry is via a spacious welcoming hallway which provides access into the well proportioned sitting room. An impressive family room sits to the rear and incorporates lounge, dining and kitchen areas with bi folding doors bringing the outside - inside. The kitchen area is finished to a high standard with central island and a range of appliances. The hallway and family room benefit from underfloor heating. A handy separate utility room and downstairs cloakroom completes the ground floor. The stunning first floor landing leads to three fantastic bedrooms and a gorgeous bathroom. The master bedroom is simply outstanding providing excellent space and boasting a vaulted ceiling, hidden dressing room and modern en suite. To the second floor is a further double bedroom finished with sky light windows and a shower room. Outside, the drive up to this property is beautiful given the picturesque Woodland spot. A driveway leads to the side towards the rear gardens providing ample off road parking. The enclosed rear gardens have been landscaped, are well presented and house the fantastic detached dwelling. This building has also been refurbished and boasts a well proportioned sitting room, modern kitchen, double bedroom and a modern shower.



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		
	73	79
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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