




7 Springfield road, M46 9RZ £300,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended semi detached property occupying an impressive corner plot and within convenient close proximity of Atherton Train Station. This amazing home is an absolute credit to the current owners and boasts generous accommodation with a flawless finish. With ample parking, lovely private rear gardens and a fantastic garden house, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear sits the stunning modern kitchen family room. The gorgeous kitchen is finished with a full range of appliances and opens into the impressive separate dining / family space finished with sky light windows and bi folding doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the open plan front gardens provide ample road parking. The enclosed corner plot rear gardens provide fantastic outdoor space and have been designed to be low maintenance complete with covered patio. There is also a detached garden room in the rear gardens accessed via French doors.



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		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

