



## 31 Hillside Avenue, Atherton, Lancashire M46 9LX £169,950

ARC HOMES are delighted to offer FOR SALE this fantastic extended three bedroom semi detached property situated on the ever popular 'Central Station' development in Atherton. This excellent home is within walking distance of Atherton Train Station and is well presented throughout. With Sitting Room, Dining Room, Play Room, off road parking and detached garage, early viewing is highly advised to avoid missing out. Entry is via an entrance porch and hallway which provides access to the well proportioned sitting room. A separate dining room leads into a handy play room which has French doors opening onto the rear gardens. A modern fitted completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are laid to lawn with a paved driveway leading to the side towards a detached garage. The enclosed rear gardens have been designed to be low maintenance and provide an excellent degree of privacy.



### Entrance Porch

Double glazed windows to front and side. Double glazed door to opening into:

### Entrance Hallway

Access to the sitting room and kitchen. Stairs rising to the first floor accommodation.

### Sitting Room

14'7" x 10'11" (4.45m" x 3.33m")

Double glazed window to front. Radiator. Feature fireplace. Open archway leading into:

### Dining Room

8'10" x 8'10" (2.69m" x 2.69m")

Radiator. Opens into:

### Play Room

7'9" x 5'10" (2.36m" x 1.78m")

Double glazed French doors opening onto the rear gardens.

### Kitchen

8'9" x 5'10" (2.67m" x 1.78m")

Double glazed window to rear. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath.

### First Floor

Double glazed window to side. Access to all three bedrooms and the bathroom.

### Bedroom One

14'1" x 9'11" (4.29m" x 3.02m")

Double glazed window to front. Radiator.

### Bedroom Two

10'8" x 9'0" (3.25m" x 2.74m")

Double glazed window to rear. Radiator.

### Bedroom Three

7'11" x 6'11" (2.41m" x 2.11m")

Double glazed window to front. Radiator.

### Bathroom

6'1" x 5'4" (1.85m" x 1.63m")

Double glazed window to rear. Radiator. White suite comprising low level w.c, pedestal hand wash basin and bath with shower over.

### Outside Front

Lawned front gardens with a paved driveway leading to the side providing off road parking in front of the garage.

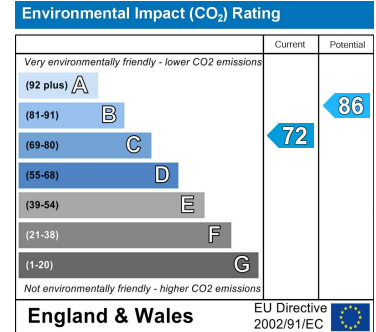
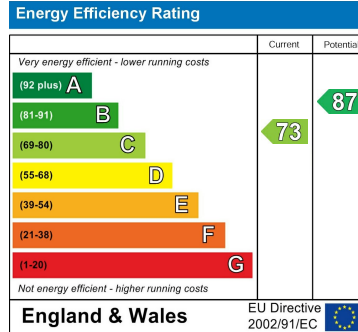
### Detached Garage

16'8" x 7'9" (4.88m/2.44m' x 2.36m")

Up and over door to front. Power and lighting.

### Outside Rear

Enclosed, low maintenance rear gardens that provide a good degree of privacy.



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