



70 Elizabeth Street, Atherton, Lancashire M46 9JN Offers in excess of £179,950

ARC HOMES are delighted to offer FOR SALE this stunning extended three bedroom semi detached property situated within a very popular location. This gorgeous home is a credit to the current owners and boasts generous accommodation together with lovely enclosed gardens and off road parking. Entry is via an entrance hallway which leads into the impressive 23'3" bay fronted sitting dining room. French doors from the dining area provide access into the lovely conservatory. A modern refitted kitchen completes the ground floor accommodation. To the first floor are generous bedrooms and beautiful modern bathroom. Outside the front gardens are enclosed and provide off road parking. The enclosed rear gardens provide good outdoor space and are laid to lawn with paved and decked patio areas.



Entrance Hallway

Double glazed window to front. Radiator. Stairs rising to the first floor accommodation. Access to the sitting room and kitchen.

Sitting Dining Room

23'3" x 11'2" (7.09m" x 3.40m")

Double glazed bay window to front. Two Radiators. Feature fireplace. Double glazed French doors opening into the conservatory.

Conservatory

10'8" x 8'6" (3.25m" x 2.59m")

Double glazed French doors opening into the rear gardens.

Kitchen

10'0" x 8'6" (3.05m" x 2.59m")

Double glazed windows to both side and rear. Double glazed door opening into the front gardens. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted gas hob with extractor over and oven beneath. Plumbing for automatic washing machine.

First Floor Landing

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

Bedroom One

12'2" x 10'9" (3.71m" x 3.28m")

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

10'4" x 9'7" (3.15m" x 2.92m")

Double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom Three

9'4" (max) x 5'5" (2.84m" (max) x 1.65m")

Double glazed window to front. Radiator.

Bathroom

6'3" x 5'5" (1.91m" x 1.65m")

Double glazed window to rear. Modern white suite comprising low level w.c, vanity hand wash basin and panelled bath with mixer shower. Storage Cupboard.

Outside Front

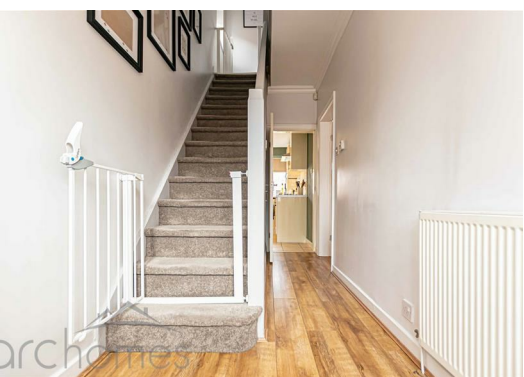
Enclosed front gardens which provide off road parking.

Outside Rear

Lovley enclosed rear gardens which are laid to lawn with paved and decked patio areas.

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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