




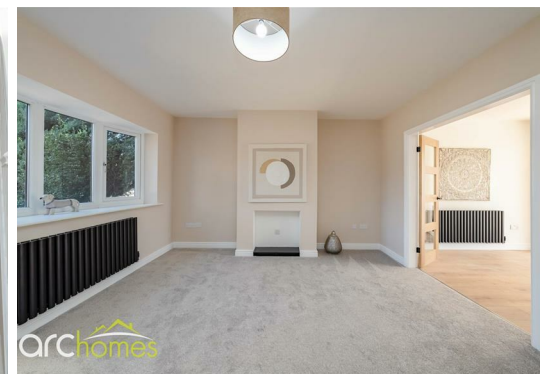
## 1 Matlock Close, Atherton, M46 9BB £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous three bedroom semi detached property positioned within a lovely tucked away cul de sac location. This stunning home has recently undergone a full refurbishment and is presented to a very high standard. With a flawless finish together with ample parking and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the lovely well proportioned sitting room. Double doors opening into the fantastic modern refitted kitchen finished with a range of integrated appliances. To the rear sits the well designed orangery with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the larger than average front gardens are enclosed and provide ample off road parking. The enclosed rear gardens are low maintenance and provide 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

