



## 8 Thorn Lea, Atherton, M46 9ES £630,000

ARC HOMES are proud to introduce this impressive six-bedroom detached home, positioned on a generous plot within a small and exclusive cul-de-sac of just ten properties on Thorn Lea. Homes in this quiet and well-regarded setting rarely come to market, making this a unique opportunity for prospective buyers. This property has been designed to offer flexible and spacious accommodation, ideal for growing families. The ground floor features a welcoming entrance area, a cosy lounge, and a handy cloakroom. At the heart of the home is a large, contemporary open-plan space combining the kitchen, dining, and family areas, perfect for modern living and socialising. This space extends into a substantial conservatory, creating a bright and airy environment throughout. An integrated double garage adds further practicality.

The first floor benefits from six generous bedrooms with the main bedroom benefitting from a private en-suite, while another includes its own dressing area. A modern four-piece bathroom suite serves the remaining rooms.

Outside, the front of the property provides driveway parking, while the rear boasts a spacious, enclosed garden designed for both relaxation and entertaining, complete with a hot tub. There is also additional land that can be utilised for extra parking if required.

This is a rare chance to acquire a sizeable home in a sought-after location, and early viewing is strongly encouraged to fully appreciate what is on offer.



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>		
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