



7 Woodside View, Atherton, Lancashire M46 9SS

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD three bedroom detached property positioned within a lovely quiet cul de sac. This property would suit a range of buyers, is conveniently positioned within close proximity of train stations and is beautifully presented throughout. With lovely gardens, driveway and garage, early viewing is advised to avoid missing out. Entry is via an entrance hallway which leads into the excellent well proportioned sitting room. To the rear sits the beautiful kitchen family room finished with modern units and French doors which open into the rear gardens. A handy separate utility room is also finished with modern units and provides access into the integral garage. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a quiet cul de sac with front gardens providing off road parking in front of an integral garage. The enclosed rear gardens are laid to lawn with paved patio area and provide a good degree of privacy.



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 CO2 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 CO2 emissions		
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