



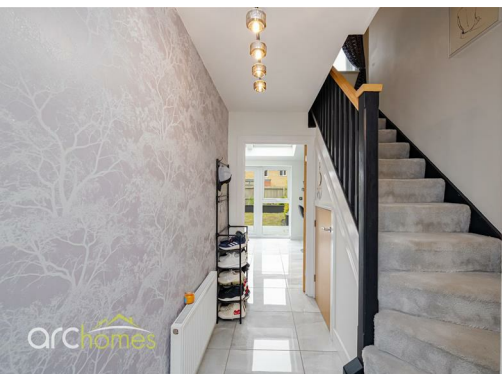
8 Spinningfield Close, Atherton, M46 0TX Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this simply stunning FREEHOLD three bedroom detached property occupying an enviable plot within a quiet popular development in Atherton. This stunning family home was built by Countryside in 2018 and benefits from the remainder of NHBC warranty. With flawless presentation together with generous accommodation, beautiful landscaped gardens and parking, early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. A well proportioned sitting room sits to the front of the property whilst a gorgeous kitchen family room sits to the rear. The kitchen family room benefits from a glazed rear elevation and sky lights and is finished with modern units and a range of integrated appliances. To the first floor are three generous bedrooms and a bathroom. Bedroom one is complete with an en suite shower room. Outside, the corner plot front gardens are open plan and provide off road parking in front of a garage. The enclosed rear gardens have been recently landscaped to a high standard and have been designed to be low maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

