



## 11 Canterbury Close, Atherton, Lancashire M46 9JT Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property positioned within a popular location and boasting flawless accommodation together with lovely gardens and a fantastic outbuilding ideal as a home office / studio. A simply stunning home ideal for a range of buyers. With off road parking, early viewing is advised to avoid missing out. Entry is via a spacious entrance hallway which has stairs rising to the first floor. The gorgeous dual aspect sitting room provides generous space and is finished with a well designed media unit and folding doors which open into the rear gardens. The dining area open into the beautiful modern kitchen giving the ground floor a fantastic open living feel. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking. The well presented rear gardens have been designed to be low maintenance and provide a good degree of privacy. The current owner has installed a garden office with storage room and WC, ideal for home working or for a studio.



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		
England & Wales 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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