



243 Bolton Road, Atherton, M46 9HG

Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this incredible extended semi detached property positioned within an extremely sought after location. This stunning home is flawlessly presented throughout and boasts larger than average living accommodation together with ample parking and fantastic spacious private rear gardens. A true credit to the current owner this gorgeous home is conveniently located within close proximity of Atherton Train and would suit a range of buyers. Entry is via a welcoming entrance hallway which leads into the lovely bay fronted sitting room with an additional spacious separate lounge sitting to the rear. This property has been extended to the rear to create a larger than average modern kitchen family which has a lovely open plan feel and French doors opening into the gorgeous gardens. To the first floor are three generous bedroom and a modern bathroom. Outside, the front gardens provide ample off road parking. The larger than average enclosed rear garden providing ample space for entertaining with lawned and patio areas. This property is not overlooked to the rear creating 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 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		
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