



22 Hansom Drive, Atherton, Lancashire M46 0SE £450,000

ARC HOMES are delighted to offer FOR SALE this incredible extended five bedroom detached property positioned within a very sought after modern development in the Howe Bridge area of Atherton. This exceptional property offers larger than average accommodation and is finished to a very high standard. The current owners have adapted the property support those with disabilities and have created a large ground floor bedroom with adjoining spacious bathroom and separate utility / kitchenette. This could easily be utilised for many purposes but would be ideal for those needing living arrangement like an 'annex' etc. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits the truly amazing modern kitchen family room finished with high end units, a range of appliances and a stunning dining / lounge area with bi folding doors. The spacious ground floor bedroom sits just of the family room and leads to a larger bathroom with wet room area and separate utility room. To the first floor are four further generous bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. Outside, this property is positioned within a quiet location with the front gardens providing off road parking. The enclosed rear gardens provide excellent privacy and are low maintenance with a covered patio area ideal for entertaining all year round.



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		
England & Wales EU Directive 2002/91/EC 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
 info@arc-homes.net

