



8 Chinnor Close, WN7 1SR

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom detached home positioned within a sought after 'Ather-Leigh' location. This lovely home is well presented throughout and boasts generous accommodation including three reception rooms. With generous gardens and off road parking, early viewing is highly advised. Entry is via an entrance hallway which leads into a spacious lounge / study. The well proportioned sitting room sits to the front of the property and opens into a lovely dining room. Patio doors open into a fantastic conservatory which opens into the rear gardens. A modern kitchen completes the ground floor. To the first floor area three excellent bedrooms and a modern bathroom. The master bedroom boasts an ensuite shower room. Outside, the front gardens provide off road parking whilst to the rear is an enclosed rear gardens providing generous outdoor space and 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		
England & Wales EU Directive 2002/91/EC 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

