



17 Alchemy Close, Atherton, M46 0TS

£1,500 Per month

ARC HOMES are delighted to offer TO LET this fantastic and beautifully presented three-bedroom detached property, situated on the ever-popular Cottonfields Development in Atherton. Positioned in an enviable location, this gorgeous home enjoys stunning views over a picturesque pond to the front.

The property is entered via an entrance hallway, providing access to a convenient downstairs cloakroom and a well-proportioned dual-aspect sitting room. A modern kitchen/diner with French doors opening onto the rear gardens completes the ground floor accommodation.

To the first floor are three generous bedrooms and a modern family bathroom. The master bedroom benefits from fitted wardrobes, lovely views and en-suite facilities.

Externally, the property occupies a quiet and picturesque position with off-road parking to the front. The enclosed rear garden is a good size and is mainly laid to lawn.

AVAILABLE NOW – EARLY VIEWING IS HIGHLY RECOMMENDED!



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		
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