



27 Spinningfield Close, Atherton, M46 0TX

Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD three bedroom semi detached property positioned within a sought after modern development. This amazing family home faces a green, is well presented throughout and boasts generous accommodation together with generous gardens and off road parking. Built by Countryside in 2018, this lovely modern home still benefits from the remainder of its NHBC warranty and early viewing is highly advised. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear sits the absolutely stunning kitchen dining room complete with modern units, appliances and French doors opening into the rear gardens and skylight windows. The kitchen also benefits from a hidden utility area. A handy downstairs WC completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern family bathroom. Outside, this property is positioned within a tucked away spot facing a green and providing off road parking for two vehicles. The enclosed rear gardens offer generous outdoor space and are laid to lawn with paved patio area.



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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