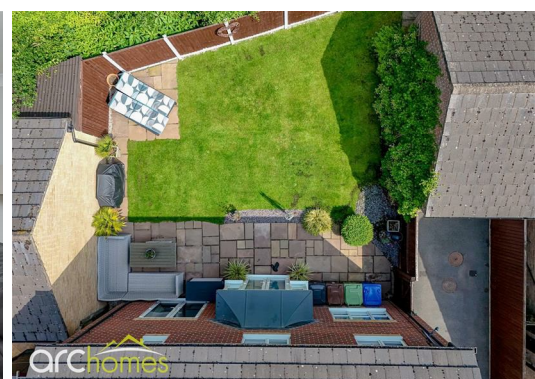




9 Swan Grove, Atherton, M46 0GW

Offers over £390,000

ARC HOMES are delighted to offer FOR SALE this gorgeous executive detached home positioned within a sought after cul de sac on the popular Gadbury Fold Development in Atherton. This beautiful home is flawlessly presented throughout and boasts generous accommodation together with ample parking and rarely available private rear gardens which are not overlooked. An ideal family home, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into the impressive dual aspect sitting room with French doors opening into the gardens. The fantastic modern kitchen dining room also has French doors to the rear and is finished with modern units, appliances and benefits from a separate utility room. A separate dining room and handy downstairs cloakroom complete the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boasts a separate dressing area and modern en suite shower room. Outside, this property is positioned within a quiet cul de sac with ample parking leading to the side towards a detached garage. The enclosed rear gardens are well presented and provide generous outdoor space together with an excellent 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		
England & Wales		EU Directive 2002/91/EC



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