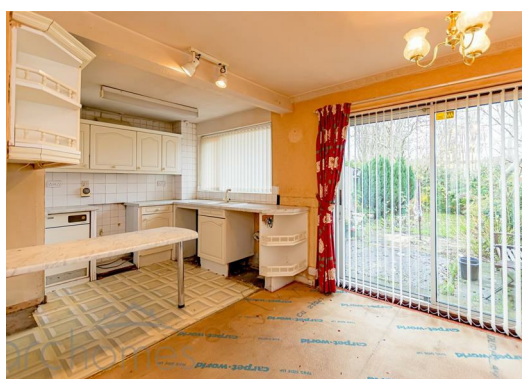




54 Chanters Avenue, Atherton, Lancashire M46 9EF

£149,950

ARC HOMES are delighted to offer FOR SALE this three bedroom semi detached property situated within a very popular location on the Chanters Development in Atherton. This property is perhaps in need of cosmetic updating but boasts endless potential and is offered with no onward chain. The Chanters development is conveniently located within walking distance of Atherton Train Station, V2 bus stops and is within the catchment area of popular schools. With ample parking, garage and private rear gardens, early viewing is highly advised. Entry is via an entrance hallway which provides access to the handy downstairs cloakroom and well proportioned sitting room. To the rear sits the kitchen dining room which has patio doors opening into the rear gardens. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are lawned with a driveway leading to the side towards a detached garage. The enclosed rear gardens offer good outdoor space and back onto playing fields providing an excellent degree of privacy.



Entrance Hallway

Two double glazed windows to front. Access to the sitting room and downstairs cloakroom

Downstairs Cloakroom

Double glazed window to issue. Low level w.c, and wall mounted hand was basin.

Sitting Room

17'2" x 13'11" (5.23m" x 4.24m")

Double glazed window to front. Radiator. Stairs rise to the first floor accommodation.

Kitchen

16'10" x 9'0" (5.13m" x 2.74m")

Double glazed window to rear. Double glazed patio doors opening into the rear gardens. Radiator. One and half drainer sink unit. Range of base and wall mounted units. Work surfaces with cupboards and drawers beneath. Plumbing for automatic washing machine.

First Floor

Double glazed window to side. Access to all three bedrooms and the bathroom.

Bedroom One

11'0" x 10'0" (3.35m" x 3.05m")

Double glazed window to front. Radiator. Fitted wardrobe.

Bedroom Two

10'10" x 9'6" (3.30m" x 2.90m")

Double glazed window to rear looking out over playing fields. Radiator. Fitted wardrobe

Bedroom Three

7'11" x 6'11" (2.41m" x 2.11m")

Double glazed window to front. Radiator.

Bathroom

6'3" x 6'1" (1.91m" x 1.85m")

Double glazed window to rear. Radiator. Low level w.c, pedestal hand wash basin and panelled bath.

Outside Front

Lawned front gardens with a driveway leading to the side towards a detached garage.

Detached Garage

17'2" x 10'5" (5.23m" x 3.18m")

Outside Rear

Enclosed rear gardens which back onto playing fields and are not overlooked providing 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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