



34 Stothert Street, Atherton, M46 0TF Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this beautiful three bedroom townhouse property situated on the very popular modern Cottonfields Development in Atherton. The Oakhurst is one of the development's more popular styles and offers excellent accommodation over three floors including an amazing master bedroom together with generous gardens and double driveway. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and lovely upgraded modern kitchen dining room. To the rear sits the well proportioned sitting room complete with French doors opening onto the rear gardens. To the first floor are two generous bedrooms and a modern family bathroom. A useful study has stairs which rise to the fantastic master bedroom which occupies the second floor and boasts a modern en suite shower room. Outside the front gardens are open plan with a driveway providing off road parking for two vehicles. The enclosed rear gardens offer good outdoor space and are low maintenance



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(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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