



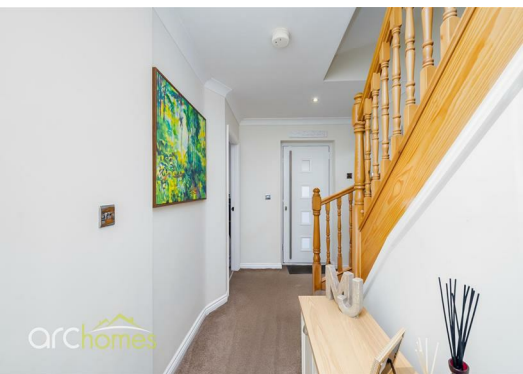
## 7 Claybrook Close, Atherton, M46 0GG Offers over £270,000

ARC HOMES are delighted to present to the market this absolutely gorgeous, well proportioned three storey end town house situated within a tucked away position on the ever popular Gadbury Fold development in Atherton with NO ONWARD CHAIN. This beautiful home offers generous accommodative over three floors together with larger than average enclosed rear gardens, off road parking and garage. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to stunning open plan kitchen family room finished with high end units, a full range of appliances and French doors opening onto the rear gardens. To the front of the property is a bedroom but could be utilised as a home office or play room. The spacious sitting room sits on the first floor along with a further bedroom and family bathroom. To the top floor is the master bedroom which benefits from an ensuite shower room, walk in wardrobe and storage cupboard. Outside, the property is positioned 'off street' with off road parking, detached garage and very generous rear gardens providing excellent outdoor space and a good degree of privacy. The current owner have installed a well designed wooden outdoor outhouse used as a bar, ideal for those entertainers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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