



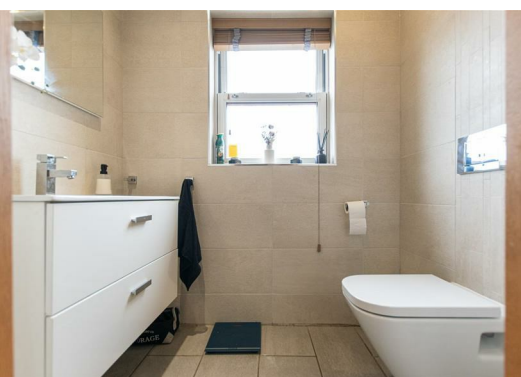
4 Brackley Lane, BL5 1DQ £425,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning modern three double bedroom end townhouse positioned within a tucked away development of only three properties. This exceptional home boasts generous accommodation together with a range of cutting edge features. This stunning home is nestled in a convenient location, offering great links to the M61 and local amenities. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into handy downstairs cloakroom. An excellent well proportioned sitting room boasts French doors opening onto the gardens, with a fabulous modern kitchen finished with a range of integrated appliances. To the first floor are two fantastic double bedrooms and a lovely modern bathroom complete with separate shower enclosure. To the second floor is a fantastic master bedroom with dressing area and en suite. Outside, the front gardens are enclosed with secure gates opening to provide ample off road parking. The fantastic enclosed gardens provide excellent outdoor space and a good 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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

