



21 Blakemore Park, Atherton, M46 0EY

Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property situated within a very popular location. This beautiful home is well presented throughout and boasts generous accommodation over three floor together with enclosed rear gardens, off road parking and an integral garage. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and modern refitted kitchen. To the rear sits an excellent conservatory with French doors opening into the rear gardens. To the first floor is a well proportioned sitting room with Juliet balcony, a double bedroom and a modern bathroom. To the second floor are two further double bedrooms, the master of which boasts a modern en suite shower room. Outside, this property is positioned within a tucked away spot with ample parking in front of the integral garage. The enclosed rear gardens are well presented and provide generous outdoor space.



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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