



5 Carr Brook Drive, Atherton, M46 9HT £240,000

ARC HOMES are delighted to offer FOR SALE this immaculate spacious three bedroom semi detached property positioned within a very sought after location close by to Atherton Train Station. This beautiful home would suit a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into the excellent well proportioned sitting room. To the rear sits the fantastic kitchen dining room finished with modern units and French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside the front gardens provide off road parking with double gates leading to the side. The enclosed rear garden are well presented and provide generous outdoor space. The detached garage has been adapted to create a handy store and useful too, m to the rear ideal for a study/games room.



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		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

