



## 4 Brindley Close, Atherton, M46 ORX

### Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this stunning three bedroom semi detached property positioned within a very sought after cul-de-sac. This beautiful home is well presented throughout and offers generous accommodation together with off road parking and a garage. With no onward chain, this lovely home is ideal for a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance porch which opens into the well-proportioned sitting room. To the rear sits a separate dining room which opens into a well-designed orangery, with a fantastic modern kitchen with integrated appliances that completes the ground floor. To the first floor, are three excellent bedrooms and a beautiful modern bathroom complete with separate shower enclosure. Outside, this property features enclosed front gardens providing ample parking along with the garage. To the rear, the enclosed gardens are low maintenance and provide good outdoor space.





| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>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 |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

