



## 4 Bracken Road, Atherton, M46 9BF Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic two bedroom true bungalow situated within a very sought after cul de sac in Atherton. This lovely home would suit a range of buyers and is ready to move into. With generous accommodation together with ample parking, larger than average private gardens and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the front is a modern refitted kitchen whilst to the rear is two generous bedroom. A modern bathroom completes the accommodation. Outside, the front gardens are enclosed and provides ample off road parking which leads to the side towards a hardstanding in the rear gardens. The rear gardens are larger than average providing fantastic outdoor space together with an excellent degree of privacy



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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