



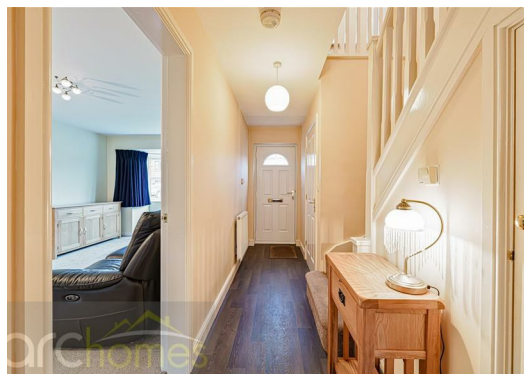
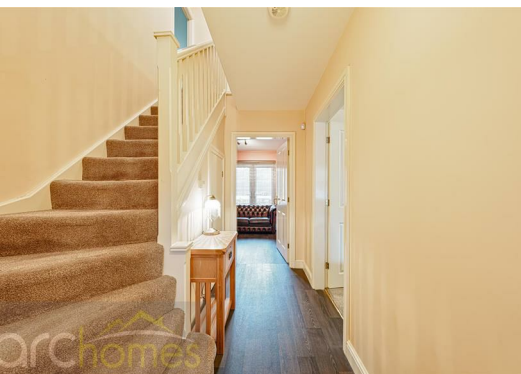
## 8 Albion Close, Atherton, M46 0GL Offers over £385,000

ARC HOMES are delighted to offer FOR SALE this excellent four bedroom detached property positioned on the ever sought after Gadbury Fold Development in Atherton. This fantastic home offers generous accommodation together with lovely enclosed gardens, off road parking and integral garage. With no onward chain, this spacious family home must be viewed early to avoid disappointment. Entry is via a welcoming entrance hallway which leads into a handy downstairs cloakroom and generous well proportioned sitting room. Double doors from the sitting room lead into a separate dining room. The fantastic modern kitchen incorporates a separate breakfast are and benefits form a modern utility room. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, the front gardens are open plan and provide off road parking in front of the garage. The enclosed rear gardens are very well presented and provide generous outdoor space together with a good 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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