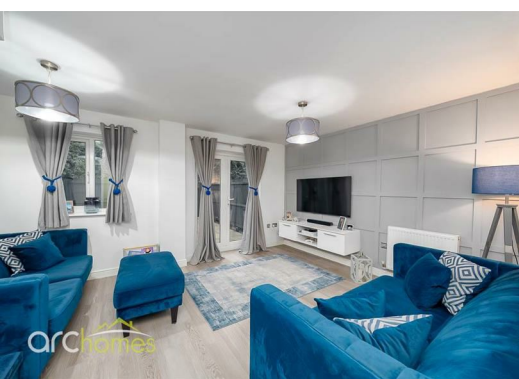




## 60 Blakemore Park, Atherton, M46 0EY

### Offers in excess of £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous four bedroom end townhouse property positioned within a popular location and at the head of a quiet cul-de-sac. This stunning home is flawlessly presented throughout and boasts generous accommodation over three floors together with private rear gardens, driveway and a detached garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access to a handy downstairs cloakroom. A lovely well proportioned sitting room sits to the rear, whilst a fab modern kitchen sits to the front. On the first floor there are three bedrooms and a modern bathroom. The master bedroom is located on the second floor and boasts a modern en suite shower room. Outside, the front gardens are enclosed with a driveway and detached garage just off plot. The enclosed rear garden are low maintenance and provide 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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



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