



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>73</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Shalebrook Close, Atherton, M46 0GJ

### Offers Over £250,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the most immaculate standard throughout with stylish interiors and high quality fixtures and fittings, this outstanding four bedroom end townhouse property is being proudly welcomed to the market in the desirable location of Atherton on a popular estate. With stunning garden space, detached garage and two newly fitted bathrooms, as well as an enviable open plan kitchen diner and off road parking, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Wigan and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and contemporary family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a double bedrooms, WC, open plan kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The first floor comprises of doors on to a spacious reception room, double bedroom, modern shower room and staircase to the second floor. The second floor provides access on to the main and third bedroom and boiler room. The main bedroom benefits from an en suite shower room and fitted wardrobes. Externally there is an enclosed garden to the rear with paving and laid to lawn areas with access on to the detached double storey garage. To the front there is a block paved driveway with bedding areas.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



# Shalebrook Close, Atherton, M46 0GJ

## Offers Over £250,000

 4  2  1  C

- Stunning End Townhouse
- Spacious Reception Room
- Off Road Parking And Allocated Garage
- EPC Rating: C
- Four Neutrally Decorated Bedrooms
- Modern Fitted Kitchen With Appliances
- Freehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Hall

13'11 x 9'8 (4.24m x 2.95m)  
Composite double glazed frosted entrance door, upright central heating radiator, coving, smoke alarm, under stairs storage, tiled floor, stairs to first floor with glass balustrade, doors to bedroom four and WC and single glazed door to kitchen/dining room.

#### Bedroom Four

9'9 x 8'2 (2.97m x 2.49m)  
UPVC double glazed window, central heating radiator, coving and TV point.

#### WC

5'1 x 3'5 (1.55m x 1.04m)  
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan, tiled elevation and tiled flooring.

#### Kitchen/Dining Room

15'4 x 15'3 (4.67m x 4.65m)  
Two Velux windows, upright central heating radiators, spotlights, range of matte wall and base units, granite worktops, composite sink with high spout mixer tap, integrated electric oven, four ring induction hob, extractor hood, space for fridge freezer, integrated washing machine, integrated dishwasher, integrated wine cooler, extractor fan, bin refuge, tiled floor and aluminium double glazed double sliding doors to rear.

### First Floor

#### Landing

9'10 x 6'5 (3.00m x 1.96m)  
UPVC double glazed window, upright central heating radiator, coving, smoke alarm, stairs to second floor with glass balustrade, doors to bedroom two and shower room and single glazed door to reception room.

#### Reception Room

15'3 x 15'1 (4.65m x 4.60m)  
Two UPVC double glazed windows, upright central heating radiator, coving and TV point.

#### Bedroom Two

9'7 x 8'5 (2.92m x 2.57m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

6'9 x 5'6 (2.06m x 1.68m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

### Second Floor

### Landing

7'10 x 6' (2.39m x 1.83m)  
UPVC double glazed window, upright central heating radiator, smoke alarm, loft access and doors to bedrooms one and three and boiler room.

#### Bedroom One

14'10 x 8'9 (4.52m x 2.67m)  
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

#### En Suite

6'8 x 6'6 (2.03m x 1.98m)  
Central heating towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, double direct feed walk in rainfall shower, extractor fan, tiled elevation and tiled floor.

#### Bedroom Three

9' x 8'9 (2.74m x 2.67m)  
Velux window and central heating radiator.

#### Boiler Room

6' x 4'5 (1.83m x 1.35m)  
Water tank, power, lighting and Baxi boiler.

### External

#### Front

Block paved driveway and bedding areas.

#### Rear

Enclosed laid to lawn garden, paving and gated access to side.

### NEED A MORTGAGE?

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