





## 4 Broadway, Atherton, M46 9HW Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average detached bungalow positioned within a very sought after location just off Newbrook Road, Atherton. This amazing property offers endless potential for a range of buyers and must be viewed to be fully appreciated. With excellent accommodation together with off road parking, larger than average garage, excellent rear gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. Double doors open into a second reception room which could be utilised as a fourth bedroom if required. A spacious kitchen dining room sits to the rear and leads onto the rear gardens. There are three excellent double bedrooms and a shower room. An integral larger than average garage which has an automatic roller door and provides access into a separate utility room, wc and shower room. There is scope to develop into the impressive loft space which spans the property. This space is currently split into three rooms and is currently accessed via a pull down ladder. Outside, the front gardens are enclosed and provide ample off road parking in front of the integral garage. There are large enclosed rear gardens which provides fantastic outdoor space and 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

