





4 Park Bank, Atherton, M46 9QQ

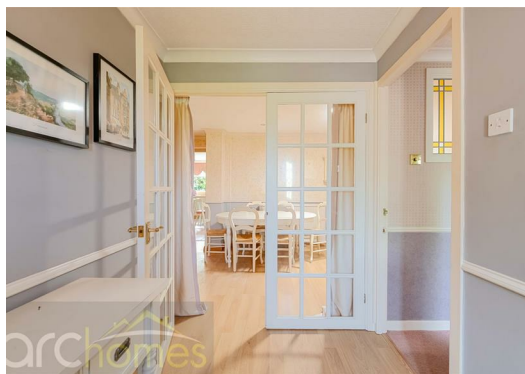
£349,950

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average, detached, true bungalow positioned within a very sought after cul de sac just off Breeze Hill. Property in this location is in high demand and is rarely available. This lovely home boasts fantastic potential, would suit a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. A separate dining room sits central and provides access into the kitchen. There is a handy separate utility room which provides access into the garage. There are two generous bedrooms and a fitted bathroom. A separate room with a skylight window could be utilised as an additional bedroom or study. Outside, this property is positioned at the end of a cul de sac with lovely front gardens providing off road parking in front of the integral garage. The enclosed rear gardens are well presented, laid to lawn and provide a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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