



1 Blakemore Park, Atherton, M46 0EY Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent unique detached coachhouse property positioned within a sought after modern development in Atherton. This property is well presented throughout and boasts generous accommodation together with private gardens, ample parking and an integral garage which could easily be utilised as a further reception room. Ideal for a range of buyers, early viewing is advised. Entry is via a private entrance hallway which provides access to the first floor accommodation and the integral 20ft x 10ft garage complete with heating and electrics. This room is currently being utilised as home office but has lots of potential to create a ground floor reception or guest room. Located just to the rear is a handy utility area which leads into the rear gardens. To the first floor is a lovely open plan living room incorporating modern kitchen breakfast area. Sliding doors from the living room lead into the excellent double bedroom. A modern bathroom completes the accommodation. The current owners have refurbished the property to a high standard and have recently installed a remote controlled gas heating system and CCTV. The garage could easily be a guest bedroom/second reception room or even home office/gym, there is also a handy separate utility area which is plumbed for a washing machine. Outside, the front gardens are open plan with a driveway providing off road parking in front of the integral garage. Further parking is located in the side gardens which are enclosed with double gates. The enclosed rear gardens are well presented 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		
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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