



## 333 Newbrook Road, Atherton, M46 9HN Offers in excess of £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous extended three bedroom semi detached property positioned on Newbrook Road, Atherton. This stunning home is a true credit to the current owners and boasts generous family accommodation together with fantastic private gardens and ample off road parking. Property in this location is in high demand and early viewing is highly advised to avoid missing out. Entry is via one entrance hallway which leads into a well proportioned sitting room. To the rear sits the excellent modern kitchen family room with separate lounge and dining areas. A lovely conservatory sits to the rear and opens into the rear gardens. To the first floor are three fantastic double bedrooms, a modern bathroom and separate WC. Outside, the front gardens are enclosed, well presented and provide ample off road parking. The fantastic rear gardens are larger than average providing generous outdoor space together with an excellent 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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