



## 15 Samuel Close, Atherton, M46 9BT £1,000

ARC HOMES are delighted to offer TO LET a selection of BRAND NEW semi detached true bungalows positioned within a new modern GATED DEVELOPMENT in Atherton. These gorgeous properties have been finished to a high specification and provide generous accommodation together with enclosed gardens. Each property is complete with off road parking and private EV charging points. Available mid October 2024, early viewing is highly advised. Located within a small gated development each bungalow comprises of a fantastic well proportioned open plan sitting room which opens into a modern kitchen finished with appliances. French doors to the rear open into private rear gardens. There are two generous double bedrooms and a modern shower room. Outside, a driveway provides off road parking with EV charging points already fitted. The enclosed rear gardens provide generous outdoor space together with 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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