





4a Brackley Lane, BL5 1DQ Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning modern four double bedroom townhouse positioned within a tucked away development of only three properties. This exceptional home boasts generous accommodation together with a range of cutting edge features. This stunning home is nestled in a convenient location offering great links to the M61 and local amenities. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into handy downstairs cloakroom. An excellent well proportioned sitting room boasts French doors opening onto the gardens, with a fabulous modern kitchen finished with a range of integrated appliances. To the first floor are two fantastic double bedrooms and a lovely modern bathroom complete with separate shower enclosure. To the second floor are two further double bedrooms with sky light windows and ample storage. Outside, this property is positioned within a quiet tucked away spot with ample secure gated off road parking.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

