



## 5 Brookdale, Atherton, M46 9QW

### Offers over £425,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended detached home positioned at the end of a quiet cul de sac off Breeze Hill. This beautiful home is flawlessly presented and is positioned within one of Atherton's most desirable locations. Ideal for a range of buyers, early viewing is highly advised. Entry is via welcoming entrance hallway which prides access into the handy downstairs cloakroom and well proportioned dual aspect sitting room. This property has been extended to the side to create a stunning modern kitchen and spacious separate dining room. To the first floor are three excellent bedrooms and a beautiful modern bathroom with separate shower enclosure. Outside, this property is positioned at the end of a quiet cul de sac with open plan front gardens providing ample off road parking in front of the garage. The enclosed rear gardens are laid mainly to lawn and provide generous outdoor space and 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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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