



1 Berkeley Close, WN7 3QJ

£375,000

ARC HOMES are delighted to offer FOR SALE this exquisite detached true bungalow located in a sought after location bordering Leigh and Lowton. This property has been completely renovated throughout to a high standard and is a true credit to the current owners. Beautifully presented throughout and offering ample off road parking together with generous accommodation and lovely gardens, early viewing is highly advised to avoid missing out on this gorgeous home. Entry is via a welcoming entrance hallway which leads into the simply stunning kitchen family room finished with modern units, central island and skylight windows. The well designed sitting room sits off the kitchen area and is well proportioned. There are two excellent double bedrooms and a handy utility room/WC. The stunning master bedroom has double doors which open into the impressive modern en suite shower room. Outside, this property occupies a generous corner plot with lawned front gardens and a driveway leading to the side towards the detached garage providing ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor with 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 CO2 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 CO2 emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

