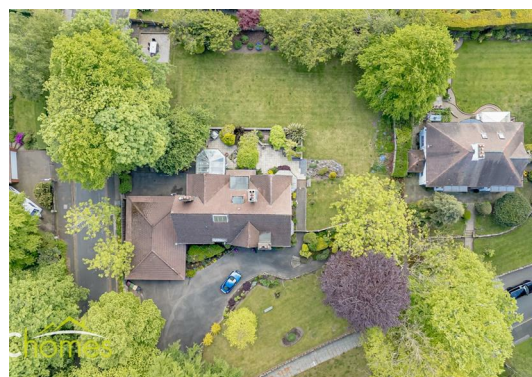




## Breeze Hill Breeze Hill Road, Atherton, M46 9HJ

### £1,250,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning six bedroom detached character home positioned within one of Atherton's most sought after locations. This amazing home was built in 1912 and stands out as one of the most desirable and admired properties in the area. This beautiful home occupies a gorgeous elevated position with an incredible larger than average plot offering amazing accommodation together with extensive private gardens, ample off road parking and integral double garage. One not to be missed, viewing is truly essential to appreciate this unbelievable home. An incredible entrance reception room provides access to four generous reception rooms including a spacious sitting room with bay window overlooking the rear gardens, formal dining room, lounge and study with conservatory. The lovely kitchen opens into a separate dining room and benefits from a separate utility room. An inner hallway provides access to handy cloakrooms, ample storage and further games room. A beautiful staircase rises to the landing reception which leads to four fantastic bedrooms and a bathroom with separate shower enclosure. The master bedroom overlooks the rear gardens and boasts a stunning en suite bathroom finished with freestanding bath and separate shower enclosure. Two further bedrooms, dressing room, en suite and wc are located on the second floor. Outside, this wonderful home is positioned on an enviable plot providing extensive gardens of around 3/4s of an acre that provide an excellent degree of privacy together with off road parking for 8-10 vehicles and integral double garage.





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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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