



17 Carr Brook Drive, Atherton, M46 9HT

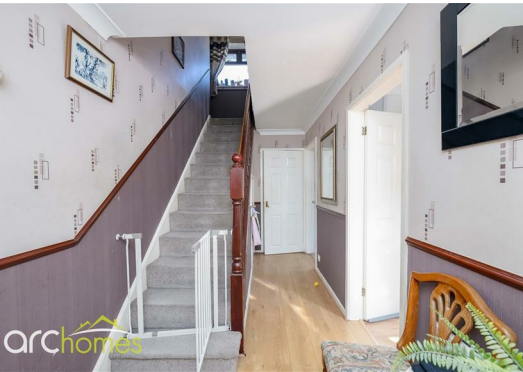
£375,000

ARC HOMES are delighted to offer FOR SALE this excellent four bedroom detached property occupying an excellent larger than average corner plot on the ever sought after 'Central Station' development in Atherton. This property boasts generous accommodation together with fantastic gardens and ample parking with detached garage. Located within close proximity of Atherton Train Station, the home would suit a range of buyers. Entry is via an entrance hallway which leads into the spacious sitting room. reach doors from the sitting room open into a larger than average conservatory. A separate dining room sits to the front (currently being utilised as a downstairs bathroom) whilst to the rear is a fitted kitchen and handy WVC. To the first floor are four bedrooms and a bathroom. The master bedroom benefits from an en suite shower room. Outside, this property is positioned on an enviable corner plot providing generous gardens to the front, side and rear. Located just to the rear is an enclosed driveway providing ample parking in front of the detached garage.



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



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