



357 Newbrook Road, Atherton, M46 9HN
£1,250 Per month

ARC HOMES are delighted to offer TO LET this excellent recently refurbished three bedroom semi detached property positioned on the ever sought after Newbrook Road in Atherton. Property of this style and standard rarely come to the market for Let and this lovely home has recently been refurbished to a high standard awaiting its new occupants. Available immediately for £1250.00 with a £1442.00 deposit, early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear is a fantastic modern kitchen which leads into the separate dining room. To the first floor are three generous bedrooms and a modern bathroom with separate shower enclosure. Outside, the rear gardens are enclosed and provide generous outdoor space with a good degree of privacy. The front gardens are enclosed providing ample 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		



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