



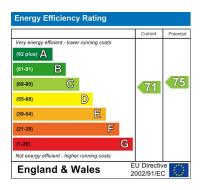
## 5A Brooklands Avenue, Atherton, M46 9WF Offers in the region of £90,000

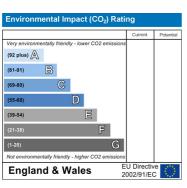
ARC HOMES are delighted to offer FOR SALE this excellent first time buy or buy to let opportunity. This first floor 1 bedroom apartment is beautifully presented throughout and boasts generous accommodation. Entry is via a secure communal entrance hallway with the stars rising to the first (top) floor. An entrance hallway leads (via access to 2 handy storage areas) into a lovely spacious living room. Just off the living room is a separate fitted kitchen with a new boiler. A fantastic double bedroom and modern bathroom complete the accommodation. Outside, there are enclosed communal lawned grounds to the rear. Off street parking provided to the front. Close to the shops and amenities that Atherton Town Centre and surrounding areas have to offer as well as transport links to those looking to commute into Manchester, Bolton and Leigh. Early viewing is highly advised.

















30 Bolton Old Road, Atherton, M46 9DL