



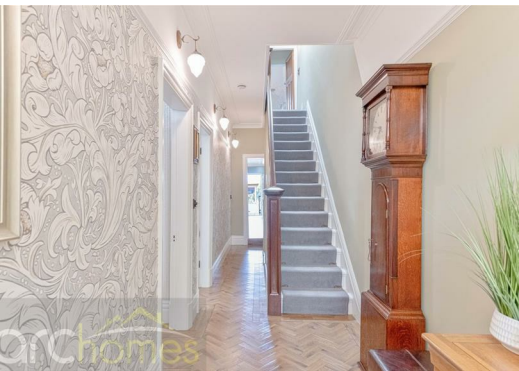
338 Newbrook Road, Atherton, M46 9QP

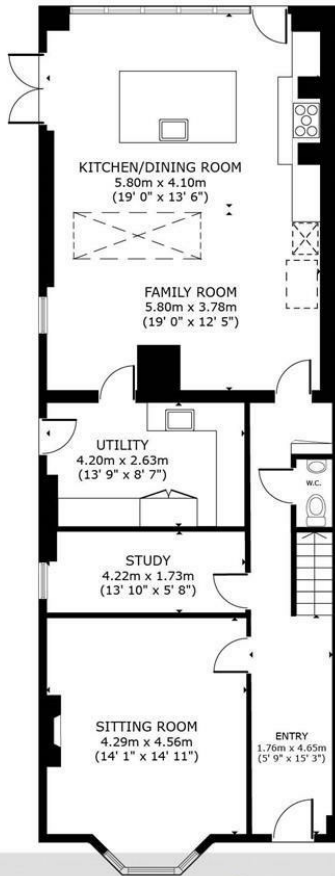
Offers over £500,000

ARC HOMES are delighted to offer FOR SALE this incredible extended property positioned in one of Atherton's most sought after locations. This stunning property is presented to an amazingly high standard with no expense spared including decor from William Morris and bathrooms from Porcelanosa. Boasting larger than average accommodation together with ample secure parking, lovely gardens and impressive bar and gymnasium, early viewing is truly essential to appreciate the property on offer. Entry is via a welcoming entrance hallway which provides access to a handy downstairs cloakroom, study and well proportioned bay fronted sitting room. The property has been extended to the rear to create a stunning open plan family room incorporating sitting room, dining area and gorgeous kitchen with underfloor heating. This room is finished with an integrated high end aquarium, sky light, French doors and folding doors to adjoin the gardens with the inside. Ideal for entertaining, this room is a real show piece. The current owners have included a handy utility room which is also fitted with a dog shower. To the first floor are three generous bedrooms. The master bedroom is dual aspect and boasts a modern en suite shower room. The absolutely stunning bathroom is finished with Porcelanosa fittings, vaulted ceiling and has French doors opening onto the balcony which looks down over the rear gardens. To the second floor is a further impressive loft room finished with skylight windows. Outside, the front gardens are enclosed by secure electronic gates opening to provide ample off road parking. The enclosed rear gardens are well presented and have been designed to be low maintenance. Paved patios and a lovely pond lead to the rear of the gardens which houses a fantastic larger than average outbuilding which has been developed into a an outdoor bar and excellent gymnasium. The current owners have installed solar panels which are owned and not leased.

- Amazing Extended Property
- Impressive Open Plan Family Room
- Four Fantastic Bedrooms
- Secure Gated Parking and Fantastic Gardens
- Sought After Newbrook Road
- Well Proportioned Lounge and Study
- Porcelanosa Ensuite and Bathroom
- Presented to an Incredible Standard
- Utility and Downstairs Cloakroom
- Outdoor Bar and Gymnasium



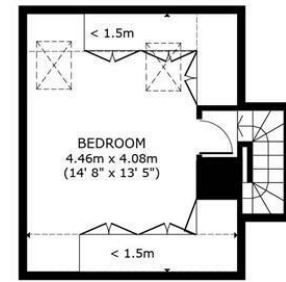




GROUND FLOOR



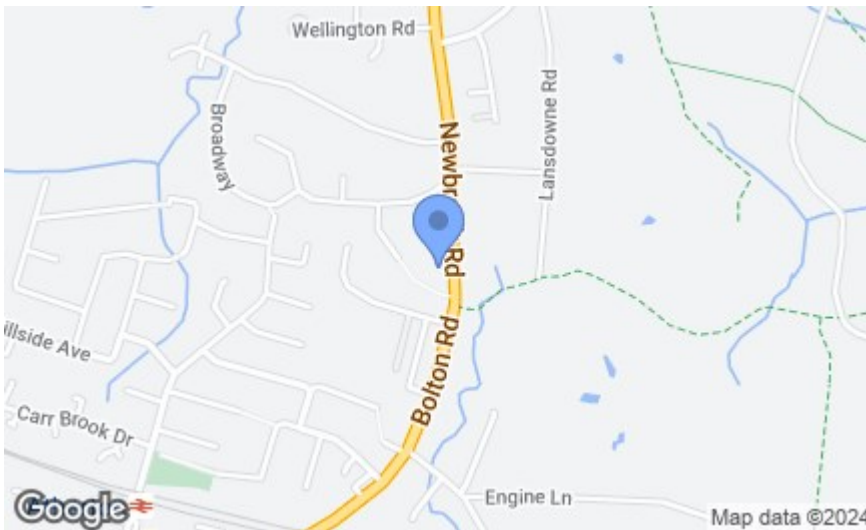
FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 GROUND FLOOR 104.5 sq.m. (1,125 sq.ft.) FLOOR 1 72.8 sq.m. (784 sq.ft.) FLOOR 2 20.1 sq.m. (217 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 6.5 sq.m. (69 sq.ft.)
 TOTAL : 197.4 sq.m. (2,125 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	Current	Potential
(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
(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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