



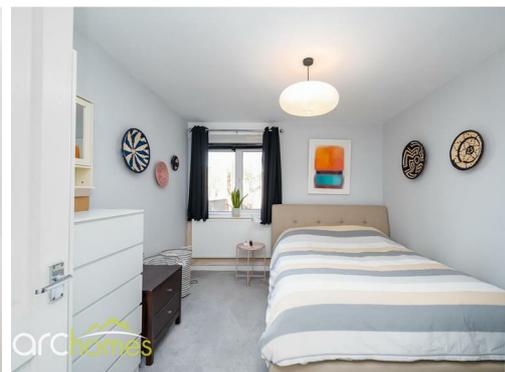
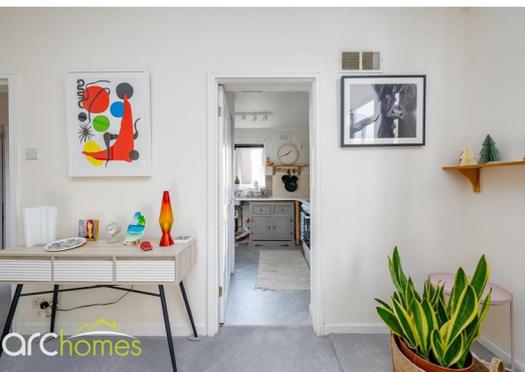
## 5A Brooklands Avenue, Atherton, M46 9WF Offers over £80,000

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 stairs 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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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