



## 54 Blakemore Park, M46 0EY

### £240,000

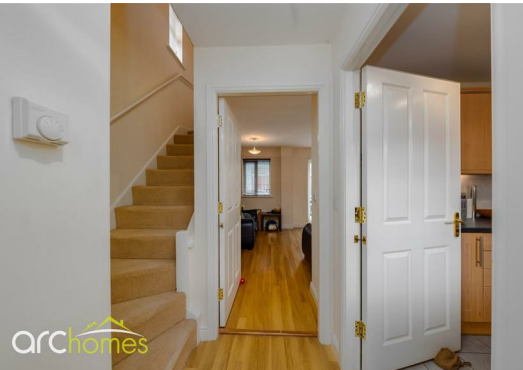
ARC HOMES are delighted to offer FOR SALE this lovely three bedroom semi detached property situated within a very popular location. This beautiful home is well presented throughout and boasts generous accommodation over three floors together with enclosed rear gardens and off road parking. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and modern refitted kitchen. To the rear sits the well proportioned sitting room which leads into an excellent conservatory. To the first floor are two generous bedrooms, modern bathroom and an inner hallway which with stairs rising to the second floor. The master bedroom on the second floor benefits from a modern ensuite shower room and completes the accommodation on offer. Outside, the front gardens are well presented with a driveway to the side providing off road parking. The enclosed rear gardens are low maintenance and provide a good degree of privacy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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