



4 Makants Close, Atherton, M46 9QR £320,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average FREEHOLD detached, true bungalow positioned within a very sought after cul de sac just off Breeze Hill. Property in this location is in high demand and is rarely available. This lovely home boasts fantastic potential and offered with NO ONWARD CHAIN which would suit a range of buyers and early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. A separate dining room sits central and provides access into the kitchen. There are two generous bedrooms and a fitted bathroom which sit to the rear. Outside, this property is positioned at the end of a cul de sac with lovely front gardens providing off road parking in front of the integral garage. The enclosed rear gardens are well presented, laid to lawn and provide a good degree of privacy.



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		
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