



## 1 Allenby Street, Atherton, M46 0BJ £2,550 Per month

ARC HOMES are delighted to offer TO LET this exceptional imposing detached home positioned one of Atherton's most sought after streets. This incredible property offers large family accommodation with four reception rooms, four double bedrooms and is positioned on an enviable plot offering extensive gardens, ample parking and detached double garage. Ready immediately for its new tenant, internal inspection is an absolute must to appreciate the property on offer. Entry is via an entrance porch which leads into the amazing entrance reception room. There are two excellent generous sitting rooms which sit to the front whilst to the rear is a further reception and conservatory which overlook the amazing rear gardens. A modern kitchen leads to a separate utility room and laundry room with a handy downstairs cloakroom completing the ground floor. To the first floor are four fantastic double bedrooms and a family bathroom with separate shower enclosure. One of the bedrooms benefits from an en suite shower room and has a door leading up to a handy loft storage room with skylight windows. Outside, this property is positioned on Allenby Street, a very sought after tree lined street close by to Howe Bridge. This exceptional home also includes a groundsman included in the rental price who will tend to both front and rear gardens.



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		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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