



## 5 Millbrook Avenue, Atherton, Lancashire M46 9LL Offers over £350,000

ARC HOMES delighted to market FOR SALE this absolutely stunning spacious detached true bungalow positioned in quiet cul de sac within a very sought after location. This gorgeous home is immaculately presented throughout and is offered with no onward chain. The property is positioned within close proximity of two train stations and offers generous accommodation together with ample parking, detached garage and handy outbuilding ideal for home workers. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear sits the modern refitted kitchen dining room finished with central island and French doors opening into the rear gardens. There are three excellent bedrooms and a modern bathroom. The master bedroom benefits from an ensuite shower room. Outside, the front gardens are enclosed and provide off road parking. The well presented rear gardens provide generous outdoor space and house a detached garage. There is also a fantastic outbuilding complete with power and lighting that can be utilised for many purposes.



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 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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