



## 7 St. Richards Close, Atherton, M46 0SG

### Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this gorgeous two bedroom semi detached property positioned at the end of a cul d sac with lovely rear gardens. This beautiful home is flawlessly presented throughout, offers generous accommodation and would suit a range of buyers. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the fabulous modern refitted kitchen dining room which boast French doors opening into the rear gardens. To the first floor are two excellent bedrooms and a modern shower room. Outside, this property is tucked away at the end of a cul de sac and has lovely enclosed rear gardens which are well presented and provide generous outdoor space.



| 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<br>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 |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



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