



## 361 Tyldesley Road, Atherton, M46 9AP Guide price £130,000

ARC HOMES are delighted to offer FOR SALE this spacious three bedroom end terraced property positioned in Hindsford, bordering Atherton and Tyldesley. This property offers excellent potential and is positioned within the catchment area of popular schools. Entry is via an entrance vestibule which provides access into the sitting room. To the rear is a fitted kitchen dining with a rear hallway leading to a downstairs bathroom. To the first floor are three generous bedrooms which completes the living accommodation. Outside, the enclosed rear gardens are low maintenance and house a detached garage which can be accessed from the rear.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

