



12 Alder Street, Atherton, M46 9EY

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this extended two bedroom semi detached property positioned within a lovely tucked away location boasting two reception rooms and off road parking. This fantastic home would suit a range of buyers and with no onward chain, early viewing is highly advised. To the front sits an excellent spacious dining room whilst to the rear is a fantastic well proportioned sitting room with French doors opening into the gardens. This property has been extended to the rear to house a fitted kitchen. To the first floor are two generous bedrooms and a modern bathroom. with separate shower enclosure. Outside, this property is positioned within a tucked away quiet spot with off road parking to the side. The encoded rear garden are low maintenance and provide generous outdoor space and 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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

