



301 Gloucester Street, Atherton, M46 0JD

£150,000

ARC HOMES are pleased to offer FOR SALE this three bedroom mid terrace property situated in a popular residential spot. Perhaps in need of some cosmetic attention, this excellent property would make an ideal first time buyer home and is offered with off road parking and no onward chain. Entry is via an entrance hall providing access to the well proportioned sitting room. To the rear is a modern fitted kitchen dining room with patio door access to the rear garden. To the first floor are three generous bedrooms and a family bathroom. Outside, there is a great sized rear garden and a driveway to the front.



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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