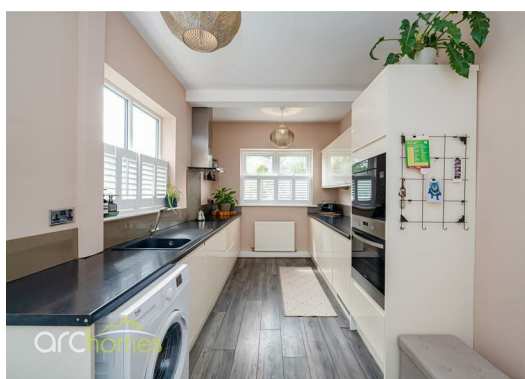




265 Tyldesley Road, Atherton, M46 9AD

£185,000

ARC HOMES are delighted to offer FOR SALE this gorgeous larger than average bay fronted three bedroom terraced property positioned within a sought after location. This beautiful home offers generous accommodation, is flawlessly presented and would suit a range of buyers. With two excellent receptions, three spacious bedrooms and private rear gardens, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely well proportioned bay fronted sitting room. To the rear sits the fantastic separate dining room and excellent modern refitted kitchen. To the first floor are three genres bedrooms and a modern bathroom. The master bedroom sits to the front and overlooks a bowling green. The enclosed rear gardens are well presented, relatively low maintenance and not overlooked to the rear providing 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		
England & Wales		EU Directive 2002/91/EC 



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