



12 York Street, M46 9JD £150,000

ARC HOMES are delighted to offer FOR SALE this well presented two bedroom end terraced property positioned within a lovely spot and conveniently within close proximity of Atherton Town Centre. This excellent home is ready to move into and would suit a range of buyers. With no onward chain, early viewing is advised to avoid missing out. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits a generous modern kitchen dining room which completes the ground floor. To the first floor are two excellent double bedrooms and a modern bathroom with separate shower enclosure. The boarded loft is accessed via a pull down ladder and is complete with a skylight window. Outside, both front and rear gardens are enclosed and low maintenance. The enclosed rear gardens have gated access to the rear where the current owners have been able to park their vehicles. There is possibility to install double gates to create off road parking is required.



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 CO ₂ 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 CO ₂ emissions		
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