



## 4 Telford Street, Atherton, Lancashire M46 0QH Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this excellent extended three bedroom semi detached property positioned within a very sought after location. This fantastic property is well presented throughout and boasts generous accommodation together with off road parking and private rear gardens. Entry is via an entrance hallway which leads into the well proportioned sitting room. This property has been extended to the rear to create a separate dining room, modern kitchen and additional reception which could be utilised as a fourth bedroom. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are well presented, low maintenance and are not directly overlooked providing an excellent degree of privacy.



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		
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