



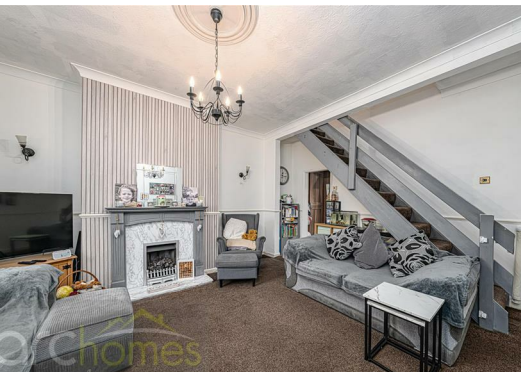
113 Tyldesley Road, Atherton, M46 9AA £160,000

ARC HOMES are delighted to offer FOR SALE this fantastic garden fronted terraced property positioned within a sought after location. This lovely home would suit a range of buyers and boasts two double bedrooms together with a handy loft room. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the modern kitchen dining with French doors opening into the rear garden. To the first floor are two generous bedrooms and a modern bathroom. A fitted staircase rises into the handy loft room finished with skylight windows. Outside, both front and rear gardens are enclosed and low maintenance.



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		
England & Wales	EU Directive 2002/91/EC	



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