



48 Spa Road, Atherton, M46 9NQ Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom semi detached property positioned within close proximity of a train station and offered with no onward chain. This property would be an ideal purchase for a range of buyers and with generous gardens & off road parking, early viewing is advised. Entry is via an entrance hallway which leads into the spacious dual aspect sitting room. A generous kitchen completes the ground floor and provides access to the rear garden. To the first floor are two excellent bedroom and a family bathroom. Outside, this property is walking distance from a train station with front gardens providing off road parking. The enclosed rear garden provides generous outdoor space.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

