



19 Worthing Grove, Atherton, M46 0LP Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this simply stunning extended semi detached situated in a quiet cul de sac location. The property offers spacious living accommodation together with off road parking and a handy outbuilding, useful as a home office. Early viewing is advised. Entry to the property is via an entrance hallway with stairs rising to the first floor and leading through to a beautiful, larger than average sitting room. To the rear is an open plan kitchen dining room with integrated appliances and French doors leading to the garden. A handy utility room and downstairs w/c complete the ground floor accommodation. To the first floor there are three generous bedrooms and a modern family bathroom. Outside, to the front is a driveway providing parking for two cars. To the rear there is a low maintenance garden, housing a detached outbuilding which would be a useful home office or summer house.



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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