



37 Salford Road, BL5 1BN
£260,000

ARC HOMES are delighted to offer FOR SALE this excellent larger than average extended three bedroom semi detached property positioned within a very sought after location. This excellent property offers larger than average accommodation together with lovely views to the front, off road parking and private rear gardens. Property in this location is in high demand this particular home would suit a range of buyers. Early viewing is advised. Entry is via a welcoming entrance hallway which leads into the well proportioned bay fronted sitting room. To the rear sits a separate dining room and a larger than average fitted kitchen. To the first floor are three generous bedrooms, a shower room and separate W.C. The bay fronted master bedroom sits to the front and looks out over fields. Outside, the front gardens provide ample parking whilst to the rear is an enclosed rear gardens providing generous outdoor space and a good degree of privacy. There is also a detached garage and an EV charger point.



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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