



6 Gregory Avenue, Atherton, M46 9NX Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this sizeable FREEHOLD three bedroom semi detached property positioned within a popular location. This home perhaps is in need of renovation however boasts generous accommodation. Conveniently located within close proximity to a train station this property would be ideal for a range of buyers. With generous gardens and off road parking, early viewing is advised. Entry is via an entrance hallway which leads into a generously sized spacious sitting room. The property includes a handy utility room. To the first floor are two generous bedrooms, a third smaller bedroom and a walk in shower room. Outside, the front gardens are laid to lawn and provide off road parking. The enclosed rear gardens are larger than average providing excellent outdoor space and are laid to lawn with paved patio area.



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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