



## 13 Greendale, Atherton, Lancashire M46 9JX Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property conveniently located within close proximity to Atherton Train Station. This has undergone refurbishment over recent years and is very well presented throughout. With two reception rooms, conservatory and off road parking, this property would be ideal for a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. A separate dining room has patio doors which open onto a conservatory. The modern fitted kitchen completes the ground floor. To the first floor are three generous bedrooms, a modern bathroom. Outside, the front gardens provide ample off road parking. The enclosed rear gardens have been designed to be low maintenance and offer a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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