





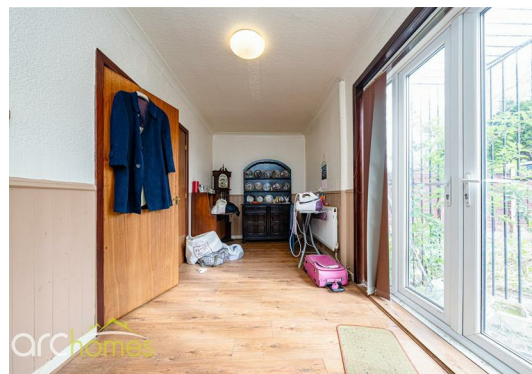
## 7 Oxford Road, Atherton, M46 9QD £180,000

ARC HOMES are delighted to offer FOR SALE this larger than average FREEHOLD four bedroom semi detached property situated within a popular location and offered with no onward chain. Perhaps in need of some refurbishments, the property would suit a range of buyers and boasts generous accommodation together with off road parking and no onward chain. Entry is via an entrance hallway which lead into the well proportioned sitting room. To the rear sits the kitchen and separate dining room. There is also a further reception room, ideal as a study / playroom. To the first floor are four generous bedrooms and a bathroom. Outside, this property is not overlooked at the front 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) <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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC 		



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