



## 38 Alma Street, Atherton, M46 0DY £170,000

ARC HOMES are delighted to offer FOR SALE this excellent well presented mid terraced property boasting two bedroom plus a handy loft room. This lovely home is conveniently located within close proximity of Atherton Town Centre in a cul de sac, is well presented and is offered with no onward chain. Ideal for a range of buyer, early viewing is advised. To the front sits a well proportioned sitting room whilst to the rear is a modern kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom. A fitted staircase rises to the loft room finished with generous head height clearance and two skylight windows. Outside, the enclosed rear gardens are low maintenance providing generous outdoor space and 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

