



## 29 Bag Lane, Atherton, M46 0JX £130,000

ARC HOMES are delighted to offer FOR SALE this garden fronted terraced property situated within a very popular spot within convenient close proximity to Atherton Town Centre and the V2 Guided Busway. This property is offered with no onward chain and would be ideal for a range of buyers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious kitchen dining room. To the first floor are two excellent double bedrooms and a bathroom. Outside, both front and rear gardens are enclosed and low maintenance.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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