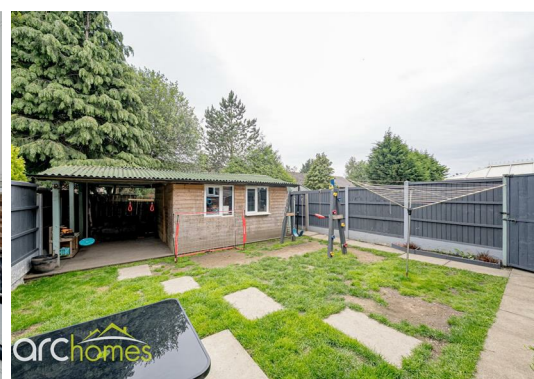




70 Everest Road, Atherton, Lancashire M46 9WT

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this very well presented three bedroom mews property offering generous accommodation together with off road parking. This excellent home would be ideal for a range of buyers and boasts an enclosed rear garden complete with covered patio / BBQ area and useful 13'2" x 13'1" outbuilding. Entry is via an entrance hallway which provides access to a well proportioned sitting room. The modern kitchen dining room is dual aspect and is finished with modern units and cooking appliances. To the first floor are three generous bedrooms and a fantastic bathroom which is very spacious. Outside, the front gardens provide off road parking for two vehicles. The enclosed rear gardens are laid to lawn with a 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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