



222 Car Bank Street, Atherton, M46 0HU Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average FREEHOLD semi detached property situated within a popular location. This property has recently undergone a complete refurbishment with no expense spared and is a true credit to the current owners. With excellent family accommodation, off road parking and no onward chain, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear sits the impressive kitchen family room which is finished with high end modern units, automatic cupboards and French doors which lead onto the rear gardens. The kitchen benefits from a separate utility room which completes the ground floor. To the first floor, a spacious landing provides access to three generous bedrooms and a lovely modern bathroom. Outside, this property faces a green with an imprinted concrete driveway providing ample off road parking. The enclosed gardens are laid to lawn and provide good outdoor space together with a good degree of privacy.



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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