



## 9 Warwick Road, Atherton, M46 9PL Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within close proximity of a train station and offered with no onward chain. This property would be ideal for a range of buyers and with ample off road parking and a generous garden, early viewing is advised. Entry is via an entrance hallway which provides access into a dual aspect sitting room with patio door access to the rear garden. There is a spacious kitchen diner completing the ground floor accommodation. To the first floor are three good size bedrooms and a bathroom. Outside, to the front is a low maintenance garden and driveway with off road parking. To the rear is a larger than average rear garden with plenty potential.



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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

