



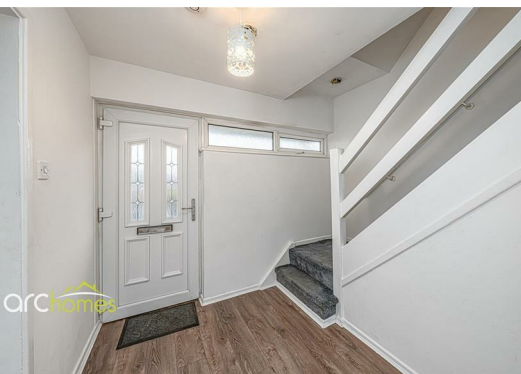
## 436 Tyldesley Road, Atherton, M46 9AT Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom mews property positioned within a popular spot and within the catchment area for popular schools. This lovely home is ready to move into and, with no onward chain, would suit a range of buyers. Entry is via a spacious entrance hallway which leads into the excellent dual aspect sitting room. To the rear sits a modern kitchen which completes the ground floor. To the first floor are two excellent double bedrooms and a modern bathroom. Outside, both front and rear gardens are enclosed and low maintenance. Early viewing advised.



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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC 		



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