



## 102 Factory street west, Greater manchester M46 0EF

Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom garden fronted terraced property positioned within a popular spot facing allotments. This fantastic property would suit a range buyers and, with no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits the fitted kitchen with patio doors opening into the rear gardens. To the first floor are two generous double bedrooms and a bathroom which is currently laid out as a wet room. 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		
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>		
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