



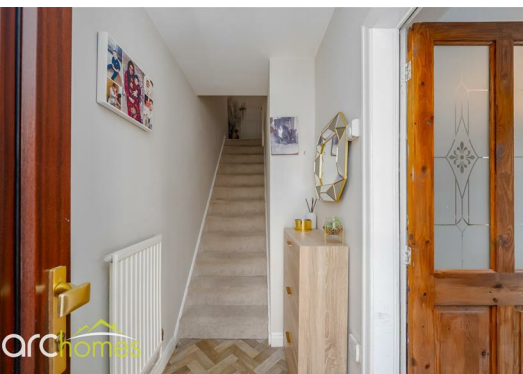
## 131 Car Bank Street, Atherton, Lancashire M46 0HY Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom mid mews property positioned within a popular location. This lovely FREEHOLD property is well presented throughout and boasts generous accommodation together with off road parking and generous rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via a porch and hallway which leads into the well proportioned sitting room. To the rear sits the modern kitchen dining room which has French doors opening into the rear gardens. A handy downstairs cloakroom complete the ground floor. To the first floor are three generous bedrooms and a fantastic modern shower room. Outside, the front gardens are low maintenance and provide off road parking. The enclosed rear gardens are laid to lawn with paved patios and provide generous outdoor space.



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	



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