



## 48 Spa Road, Atherton, M46 9NQ Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom semi detached property positioned within close proximity of a train station and offered with no onward chain. This property would be an ideal purchase for a range of buyers and with generous gardens & off road parking, early viewing is advised. Entry is via an entrance hallway which leads into the spacious dual aspect sitting room. A generous kitchen completes the ground floor and provides access to the rear garden. To the first floor are two excellent bedroom and a family bathroom. Outside, this property is walking distance from a train station with front gardens providing off road parking. The enclosed rear garden provides 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		
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		
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