



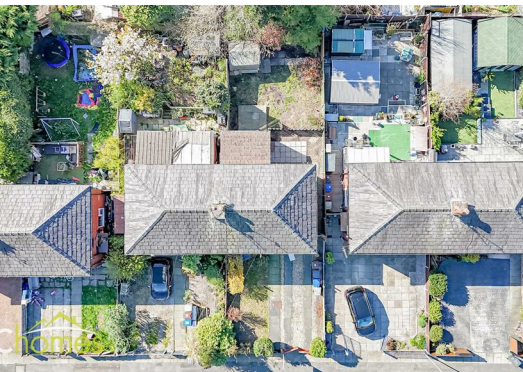
## 12 Norfolk Road, Atherton, Lancashire M46 9PX Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD extended three bedroom semi detached property boasting generous accommodation and well presented throughout. This property is conveniently located within close proximity of a train station and would suit a range of buyers. With two reception rooms, off road parking and lovely rear gardens, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. The property has been extended to the rear to create a separate dining room which is finished with French doors opening into the rear gardens. The fitted kitchen completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom complete with "P" shaped shower bath. Outside, the front garden are enclosed and provide off road parking. The enclosed rear gardens are well presented and provide good outdoor space that is laid mainly to lawn with paved patio area.



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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