



28 Norfolk Road, Atherton, M46 9TB

Offers in the region of £250,000

ARC HOMES are delighted to offer FOR SALE this lovely three bedroom FREEHOLD semi detached property positioned within a popular spot and within close proximity to a train station. This property is well presented throughout and boasts generous accommodation together with off road parking and private rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which provides access into the well proportioned dual aspect sitting room. To the rear sits a modern kitchen dinner which completes the ground floor. To the first floor are three bedrooms and a modern bathroom with 'P' shaped shower bath. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are well presented and provide generous outdoor space. A detached outbuilding is located in the rear which could be utilised as a studio or study for home workers.

Important Notice: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, and information are provided in good faith, but Arc Homes has not tested any services, appliances, or fittings. Intending purchasers must satisfy themselves as to their accuracy by inspection or otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

