




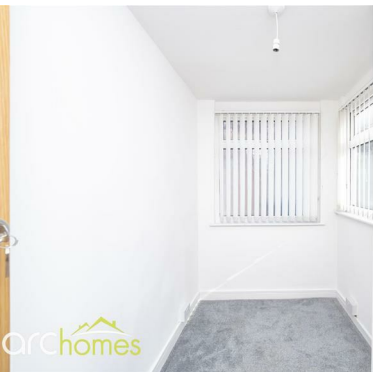
14 High Street, M46 9DJ Offers over £105,000

ARC HOMES are delighted to offer FOR SALE this excellent first time buyer / buy to let opportunity on High Street , Atherton. This excellent two bedroom terraced is well presented and is offered with no onward chain. Ideal for any first time buyer or buy to let investor wanting to increase or Strat their portfolio, early viewing is advised. The accommodation in brief comprises of well proportioned sitting room, modern kitchen, utility room, two genres bedrooms and a shower room. Outside is an enclosed low maintenance rear garden.



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		
	71	
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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