



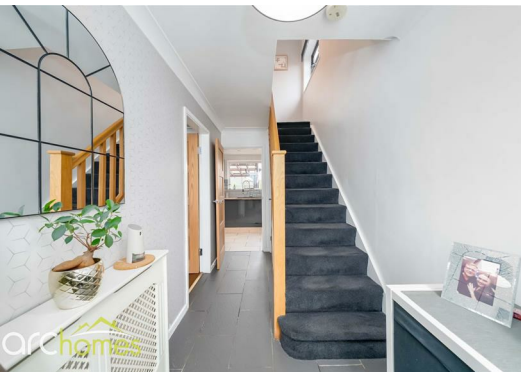
## 13 Meadowbank Avenue, Atherton, Lancashire M46 9LB Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented three bedroom semi detached home positioned within a sought after location and within close proximity of Atherton Train Station. This lovely home is well presented throughout boasting generous accommodation together with private rear gardens with a covered patio and off road parking. An ideal purchase for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits a fantastic spacious modern kitchen dining room with patio doors opening into a covered patio area. To the first floor are generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking whilst the enclosed rear gardens are relatively low maintenance and split level with lawned garden and elevated 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		
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