



## 6 Hulme Road, WN7 5BS Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented three-bedroom semi-detached property, positioned within a sought-after location. This lovely home offers generous accommodation, together with private rear gardens and off-road parking. Ideal for a range of buyers, early viewing is highly advised to avoid missing out.

Entry is via a porch, which leads into the well-proportioned sitting room. A modern fitted kitchen diner is located to the rear of the property, with French doors opening out onto the rear gardens.

To the first floor are three good-sized bedrooms, built-in storage, and a modern shower room.

Outside, the property is situated within a popular setting, with front gardens providing off-road parking. The enclosed private rear gardens offer a pleasant outdoor space and a good degree of privacy.



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>		
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