



9 Sefton Avenue, Atherton, M46 9TE £110,000

ARC HOMES are pleased to offer FOR SALE this semi detached property in a popular cul de sac location in Atherton. Perhaps in need of some refurbishment, this property offers generous living accommodation which would be ideal for a range of buyers and has no onward chain. On entry to the property there is a vestibule housing stairs to the first floor and providing access to the sitting room. The kitchen diner is to the rear of the property and has access to the garden. To the first floor there are three generous bedrooms and a family bathroom. Outside, there are gardens front and rear.



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



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