



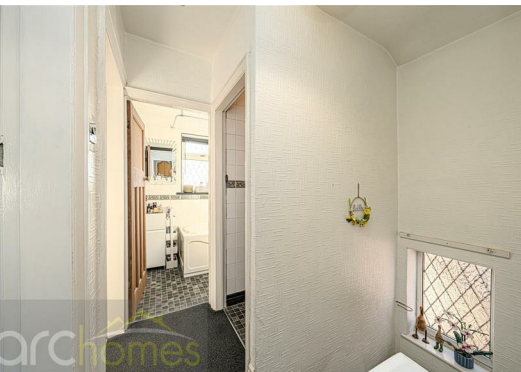
## 12 Worthing Grove, Atherton, M46 0LP Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent semi detached property situated within a sought after cul de sac, boasting off road parking and excellent gardens. This well presented home is located within the very sought after 'Ls' development in Atherton and would be ideal for a range of buyers. Entry is via a spacious entrance hallway which provides access into the well proportioned dual aspect sitting room. The sitting room provides access to the fitted kitchen which complete the ground floor. To the first floor are two generous bedrooms, handy study / nursery, a bathroom and separate WC.. Outside, this property is positioned within a quiet cul de sac with off road parking for two vehicles in the front garden. The enclosed rear gardens are laid to lawn and provide excellent outdoor space together with 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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC 		



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