



42 Norfolk Road, Atherton, M46 9PS

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious three bedroom semi detached property facing playing fields and boasting ample parking with a large detached double garage. This fantastic property is located within close proximity of a train station, is offered with no onward chain and would suit a range of buyers. Entry is via an entrance porch and hallway which provides access to the well proportioned dual aspect sitting room. An excellent modern kitchen diner completes the ground floor accommodation. To the first floor are three generous double bedrooms and a modern bathroom. Outside, this property faces playing fields with a front Arden providing off road parking. Double gates lead to the generous rear gardens which house a larger than average detached double garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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