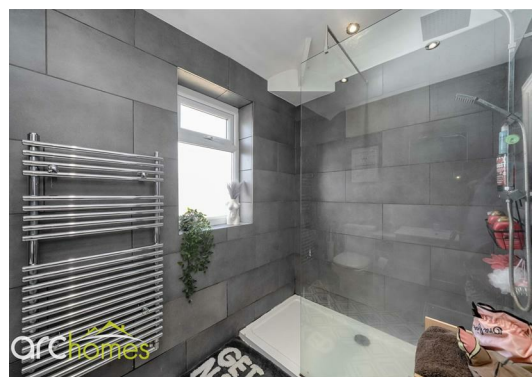




44 Hunt Street, Atherton, M46 9JE

Offers over £225,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning semi detached property situated in a popular residential location in Atherton. The property boasts an impressive open plan lounge / kitchen dining room, off road parking and garage. Early viewing is advised. On entry to the property there is a welcoming entrance hallway providing access to a well proportioned sitting room. The sitting room leads through to a modern kitchen dining room with breakfast bar and integrated appliances. To the rear is a second reception room overlooking the rear garden, making an ideal playroom / office space. To the first floor there are three generous bedrooms and a modern family bathroom. Outside, the rear of the property has a low maintenance garden, whilst to the front there is a driveway providing ample off road parking and a garage.



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 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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