



## 1 Grafton Street, Atherton, M46 0QR £160,000

ARC HOMES are delighted to offer FOR SALE this well presented garden fronted end terraced property in the popular Howebridge area of Atherton. This spacious property boasts generous living accommodation, off road parking and no onward chain, early viewing advised. The entrance porch provides access to a well proportioned sitting room. To the rear is a modern fitted kitchen dining room with integrated appliances and a conservatory. To the first floor there are two double bedrooms and a family bathroom. Outside, to the rear is a low maintenance garden which leads to an additional plot of land with an outbuilding and ample off road parking. This plot could be further utilised for many uses ,subject to permissions.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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