



8 Yew Tree Avenue, Atherton, Lancashire M46 0HH

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic and beautifully presented spacious two bedroom semi detached home boasting generous accommodation, ample parking and enclosed rear gardens. This lovely home is a credit to the current owners and would suit a range of buyers. Entry is via an entrance hallway which leads into a fantastic well proportioned dual aspect sitting room. An excellent modern kitchen dining room sits to the rear and benefits from a separate utility room. To the first floor are two excellent double bedrooms and a fab modern bathroom with "P" shaped shower bath. Outside, the front gardens provide ample parking whilst the enclosed rear gardens are laid to lawn with decked patio and provide generous outdoor space.



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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