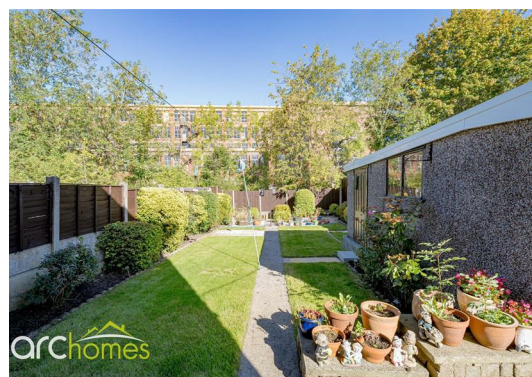




90 Gloucester Street, Atherton, M46 0JT

Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a popular location and boasting generous freehold gardens. This lovely home is offered with no onward chain and would be ideal for a range of buyers. With off road parking, generous living space and excellent private rear gardens, an early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits a spacious kitchen dining room which completes the ground floor. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are larger than average providing fantastic outdoor space and are not directly overlooked providing a good degree of privacy.



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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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