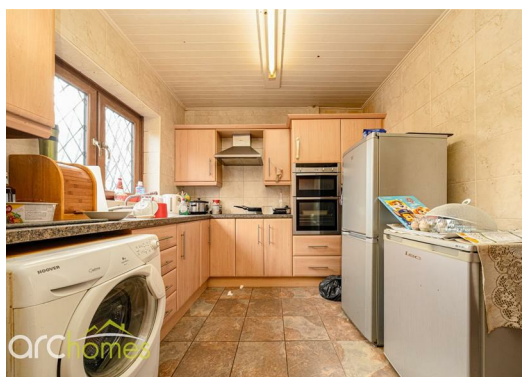




## 7 Oxford Road, Atherton, M46 9QD £180,000

ARC HOMES are delighted to offer FOR SALE this larger than average FREEHOLD four bedroom semi detached property situated within a popular location and offered with no onward chain. Perhaps in need of some refurbishments, the property would suit a range of buyers and boasts generous accommodation together with off road parking and no onward chain. Entry is via an entrance hallway which lead into the well proportioned sitting room. To the rear sits the kitchen and separate dining room. There is also a further reception room, ideal as a study / playroom. To the first floor are four generous bedrooms and a bathroom. Outside, this property is not overlooked at the front with front gardens providing off road parking. The enclosed rear garden provides generous outdoor space.



| 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                                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                       |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very environmentally friendly - lower CO2 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>                                                                                                                     |         |           |
| (21-38) <b>F</b>                                                                                                                     |         |           |
| (1-20) <b>G</b>                                                                                                                      |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

