



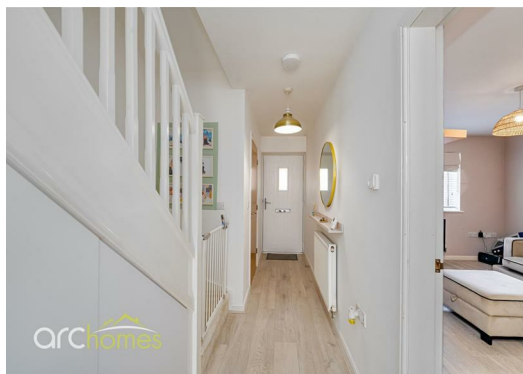
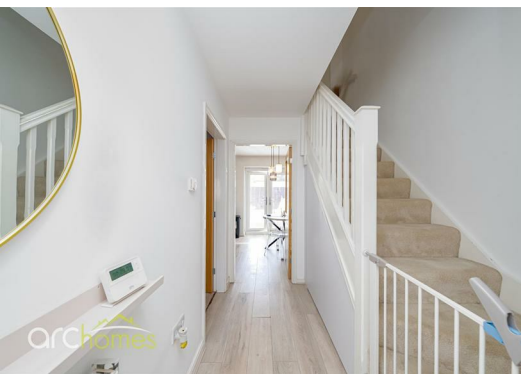
11 Hazel Road, Atherton, M46 0FN Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this larger than average and beautifully presented semi detached property located close to good local schools and amenities. This beautiful modern property is well presented throughout, offers generous accommodation and would a range of buyers. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the gorgeous modern kitchen dining room with French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide ample off road parking with EV charger point. The enclosed rear gardens are well presented and offer generous space together with 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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