



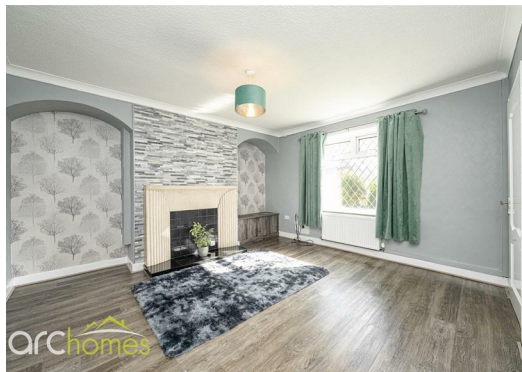
179 Car Bank Street, Atherton, M46 0HT Offers over £170,000

ARC HOMES are delighted offer FOR SALE this fantastic semi detached FREEHOLD property situated within a popular location within close proximity to Train Stations. This lovely home would suit a range of buyers and offered with no onward chain, early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a modern fitted kitchen dining room with access to the garden. To the first floor there are three generous bedrooms and a modern family bathroom. Outside, the front and rear gardens are enclosed and provide excellent 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 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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