



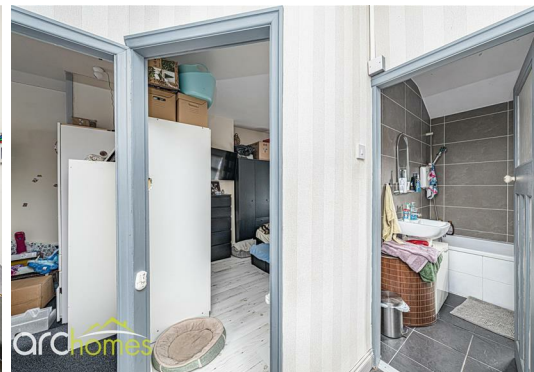
16 Birkdale Avenue, Atherton, M46 9PY Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this three bedroom semi detached property situated in a quiet cul-de-sac location. This property offers spacious accommodation, off road parking and is close to a train station and popular Primary Schools, making it ideal for a range of buyers. Entry to the property is via an entrance hallway leading through to a spacious sitting room. To the rear sits a modern fitted kitchen with patio door access to the rear garden. To the first floor are three generous bedrooms and a family bathroom. Outside, to the rear is a great sized garden which is laid to lawn with a seperate patio area, whilst to the front is a garden providing off road parking for a couple of cars. Early viewing is advised.



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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