



35b North Croft, Atherton, M46 0SW

Offers in the region of £170,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD two bedroom mews situated within the popular, modern North Croft development in Atherton. This beautiful home is well presented throughout, and would suit a range of prospective purchasers. With competitive asking and off road parking, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway and provides access to the well proportioned sitting room which sits to the rear and has French doors opening into the south facing rear gardens. A modern kitchen completes the grounds floor accommodation. To the first floor are two generous bedrooms and a modern bathroom. Outside, there is an enclosed low maintenance rear garden with allocated parking to the front.



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 CO2 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 CO2 emissions		
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