



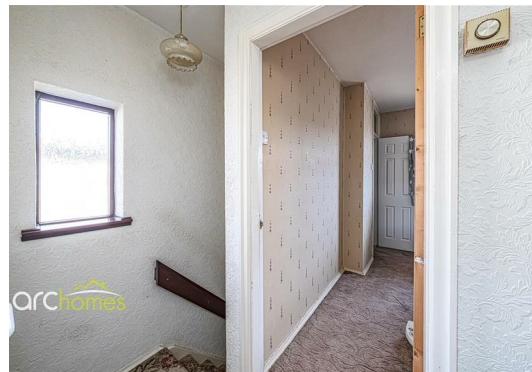
## 64 Bag Lane, Atherton, M46 0JX Offers over £155,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom property positioned within a popular location within convenient close proximity of Atherton Town Centre and V2 guided busway. This excellent property would suit a range of buyers and boasts generous accommodation together with larger than average handy outbuilding and ample parking. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the fitted kitchen and ground floor bathroom. To the first floor area generous bedrooms, the master of which boasts en suite facilities. Outside, the front gardens are enclosed and provide ample off road parking. The enclosed rear gardens are enclosed and low maintenance. Located in the rear gardens is an excellent outbuilding currently split into an office space and workshop.



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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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