



68 Car Bank Street, Atherton, M46 9NJ £1,000 Per month

Arc Homes are delighted to present TO LET this larger-than-average three-bedroom semi-detached home, ideally situated in a popular location. The property welcomes you with a bright and inviting entrance hall, leading through to a spacious open-plan living and dining area. A separate, fully fitted kitchen completes the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms, a third single bedroom, and a family bathroom fitted with a modern three-piece suite. Externally, the home benefits from a substantial rear garden and a private driveway, adding to its appeal. Early viewing is highly recommended to avoid disappointment.

Restrictions: No smoking. Bond Scheme not accepted.

Rent: £1,000.00 PCM

Deposit: £1,153.00



| 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 | | |
| 64 | | |
| 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 | | |
| EU Directive 2002/91/EC  | | |



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