



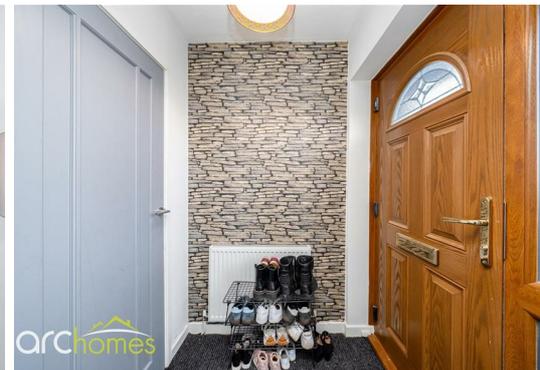
23 Chichester Avenue, Atherton, Lancashire M46 0QF Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD two bedroom semi detached property situated within a very sought after location. Located just off Lovers Lane, property on Chichester is in high demand and this fantastic home would suit a range of prospective purchasers. With generous accommodation, ample parking, garage, lovely rear gardens and fantastic presentation, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. An inner hallway provides access into the modern kitchen dining room. A lovely conservatory is located just off the kitchen and boasts French doors opening into the rear gardens. A modern bathroom completes the ground floor accommodation. To the first floor are two generous bedrooms. Outside, the front gardens are laid to lawn with a driveway leading to the side towards a detached garage. The enclosed rear gardens offer an excellent degree of privacy and are laid to lawn.



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			
		56	81
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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