



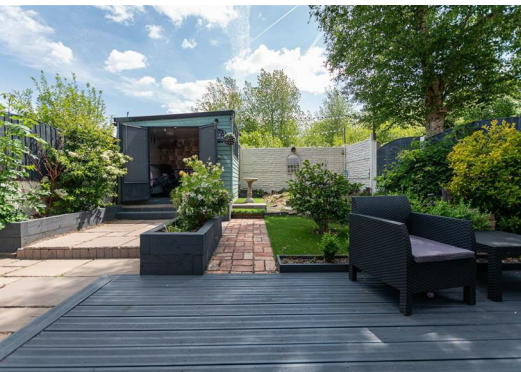
45 Telford Crescent, WN7 5LY £230,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended two bedroom semi detached property positioned within a popular location. This property would suit a range of buyers and early viewing is advised. On entry to the property you are welcomed into a well proportioned sitting room. To the rear sits an extended modern kitchen dining room with sliding doors opening into the rear gardens. There is also a handy downstairs cloakroom WC. To the first floor are two generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are laid to lawn and have a paved patio area ideal for entertaining. There is a well designed wooden outbuilding currently being used as a garden room.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

