



10 Knowsley Avenue, Atherton, M46 9QJ

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property positioned within a quiet cul de sac and conveniently located within close proximity of a train station. This excellent property is well presented and boasts generous accommodation together with ample off road parking and fantastic rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the lovely dual aspect sitting room with French doors leading into the rear gardens. A modern kitchen dining room completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern shower room. Outside, the front gardens are low maintenance and provide off road parking. The well presented rear gardens offer generous outdoor space with elevated patio area.



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		
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