



50 Windermere Avenue, Atherton, M46 9NG

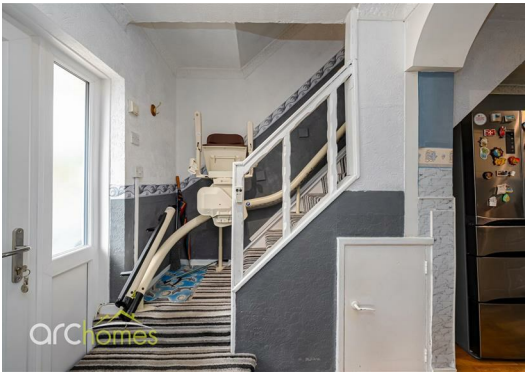
Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD two bedroom semi detached property conveniently located within close proximity of a train station. This excellent home boasts private rear gardens, ample off road parking and with no onward chain would suit a range of buyers. Entry is via an entrance hallway which lead into the well proportioned dual aspect sitting room. A spacious fitted kitchen complex the ground floor. To the first floor are two generous double bedrooms and a shower room. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens have been designed to be low maintenance and are not overlooked providing an excellent degree of privacy.



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		
	68	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

