



28 Norfolk Road, Atherton, M46 9TB

Offers in the region of £250,000

ARC HOMES are delighted to offer FOR SALE this lovely three bedroom FREEHOLD semi detached property positioned within a popular spot and within close proximity to a train station. This property is well presented throughout and boasts generous accommodation together with off road parking and private rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which provides access into the well proportioned dual aspect sitting room. To the rear sits a modern kitchen dinner which completes the ground floor. To the first floor are three bedrooms and a modern bathroom with 'P' shaped shower bath. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are well presented and provide generous outdoor space. A detached outbuilding is located in the rear which could be utilised as a studio or study for home workers.



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



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