



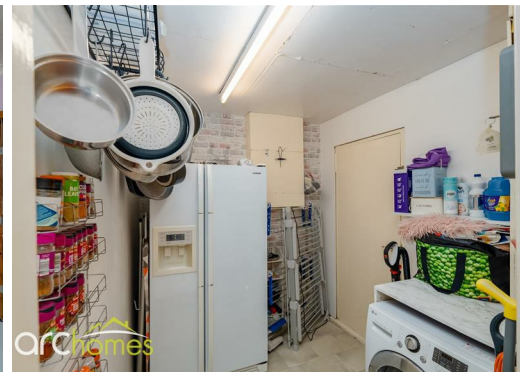
## 6 Powys Street, Atherton, M46 9AR Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom mid mews property boasting generous accommodation together with off road parking, integral garage and private rear gardens. conveniently placed within close proximity of major bus routes and within the catchment area of popular schools, this property would be ideal for a range of buyers, early viewing is advised. A well proportioned sitting room sits to the rear and has patio doors leading into the rear gardens. A modern refitted kitchen sits to the front and benefits from a separate utility room which leads into the garage. To the first floor are three bedrooms and a bathroom. Outside, the front gardens are encased and provide off road parking. The enclosed rear gardens are laid to lawn and provide generous outdoor space together with a good degree of privacy,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

