



## 25 Greenhall Close, Atherton, M46 9HP

### £315,000

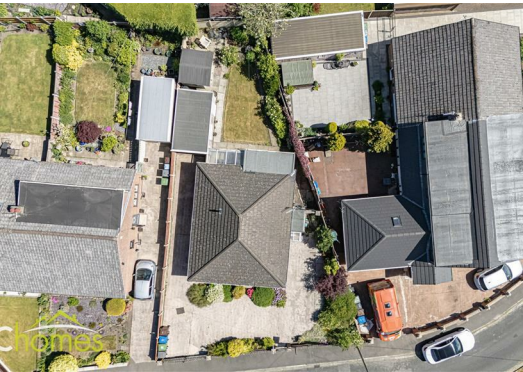
ARC HOMES are delighted to offer FOR SALE this stunning detached true bungalow located in a sought after, and rarely available cul de sac in Atherton. Enjoying a generous plot, properties in this spot are snapped up quickly and with two generous bedrooms and no onward chain, early viewings are advised. The property has been fully refurbished over recent years and will make a perfect home for a range of buyers. Entry to the property is via an entrance hall way which provides access to all of the accommodation on offer. The well proportioned sitting room and bedroom sit to the front of the property whilst to the rear there is a modern fitted kitchen with access to the rear garden and a further second bedroom. Outside, there is a well maintained garden which is laid to lawn, along with a detached garage and summer house. To the front is a low maintenance garden with off road parking.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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