



## 3 Canterbury Close, Atherton, M46 9JT Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a popular cul de sac location. This property is positioned within close proximity of two train stations and offers generous accommodation together with enclosed gardens and ample parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the fantastic dual aspect sitting dining room. Patio doors from the dining area lead into a lovely conservatory which opens into the rear gardens. An excellent modern refitted kitchen completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a quiet spot with the front gardens providing off road parking. The enclosed rear gardens are well presented 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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