



11 Gregory Avenue, Atherton, M46 9NX

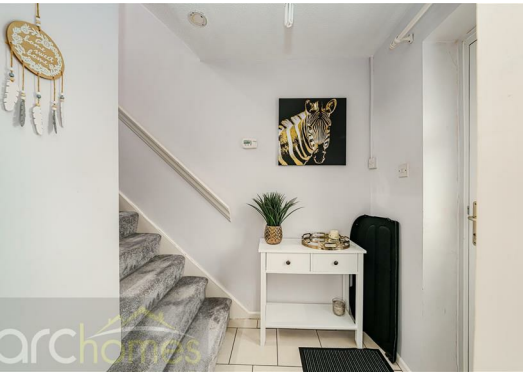
Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic and very well presented extended FREEHOLD three bedroom semi detached property positioned within a popular location. This lovely home is beautifully presented throughout and boasts generous accommodation. Conveniently located within close proximity to a train station this property would be ideal for a range of buyers. With generous gardens and off road parking, early viewing is advised. Entry is via an entrance hallway which leads into an excellent spacious kitchen dining room finished with modern units. The well proportioned sitting room sits off the kitchen and is dial aspect with French doors leading into a lovely conservatory. The property has been extended to the side to create a handy utility room and downstairs cloakroom. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are laid to lawn and provide off road parking. The enclosed rear gardens are larger than average providing excellent outdoor space and are laid to lawn with paved patio area.



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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