



11 Worthing Grove, Atherton, M46 0LP £1,000

ARC HOMES are delighted to offer TO LET this well presented two / three bedroom semi detached property in a popular cul de sac location. The property comprises of entrance hallway which leads into a large sitting room / dining room and modern newly fitted kitchen. To the first floor are two bedrooms and a box room, useful as an office or walk in wardrobe and a modern family bathroom. Outside to the rear is a paved low maintenance rear garden, whilst to the front garden provides off road parking. This property is available immediately (subject to reference checks).



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		
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