



## 149 Tyldesley Road, Atherton, M46 9AA Offers over £150,000

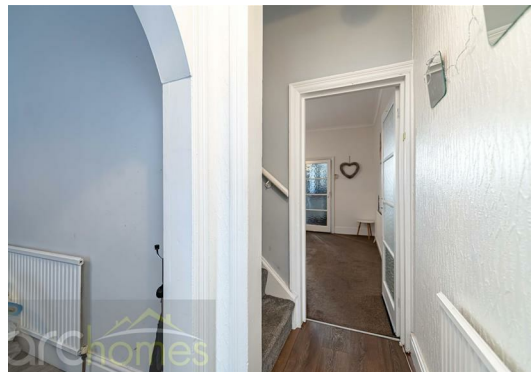
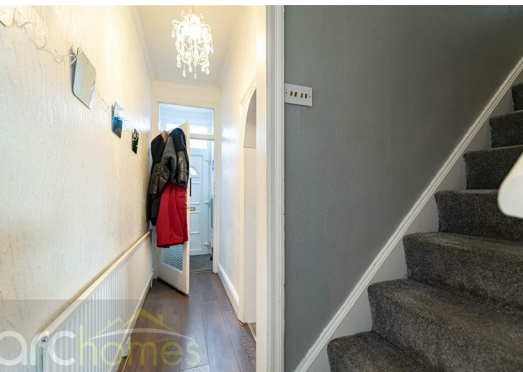
ARC HOMES are delighted to offer FOR SALE this excellent bay fronted extended terraced property positioned within a sought after location. This lovely home offers generous accommodation, is offered with no onward chain and would suit a range of buyers. With two reception rooms, early viewing is highly advised. Entry is via an entrance vestibule and hallway which leads into the well proportioned bay fronted sitting room. To the rear sits the excellent second reception room which provides access into the fitted kitchen. To the first floor are two generous bedrooms and a bathroom. Outside, both front and rear gardens are enclosed and low maintenance.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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