



10 Prosser Avenue, Atherton, M46 0QY

Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this fantastic semi detached property positioned within a quiet cul de sac in a popular Howe Bridge location. This excellent home is offered with no onward chain and is well presented throughout. With two reception rooms, this property would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch and hallway which provides access into the lovely well proportioned sitting room. To the rear sits the separate dining room with French doors opening into the rear gardens. A fitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a cul de sac with enclosed front gardens. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



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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