



6 Wavertree Avenue, Atherton, M46 9GH Offers over £175,000

ARC HOMES are delighted to offer FOR SALE this fantastic refurbished FREEHOLD three bedroom semi detached positioned in a cul de within a popular close by a train station. This excellent home has been completely refurbished and would suit a range of buyers. With generous accommodation together with private rear gardens, off road parking and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a modern kitchen dining room with an inner hallway providing access into a handy downstairs cloakroom. To the first floor are three generous bedrooms and a modern shower room. Outside, this property is positioned within a quiet cul de sac with off road parking in the front gardens. The enclosed rear gardens are laid to lawn and provide generous outdoor space with 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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