



## 50 Chanters Avenue, Atherton, Lancashire M46 9EF £290,000

ARC HOMES are delighted to offer FOR SALE this excellent THREE BEDROOM semi detached property positioned within the very sought after Chanter's Development in Atherton. This fantastic property is well presented and boasts generous family accommodation together with off road parking and private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance porch and hallway which leads into the well proportioned sitting room. To the rear of the property sits an open plan kitchen which has been refitted with modern units and appliances. To the first floor are three bedrooms and a modern fitted family bathroom. Outside, the front gardens provide off road parking. The enclosed rear gardens are low maintenance and not overlooked to the rear creating a good degree of privacy. No onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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