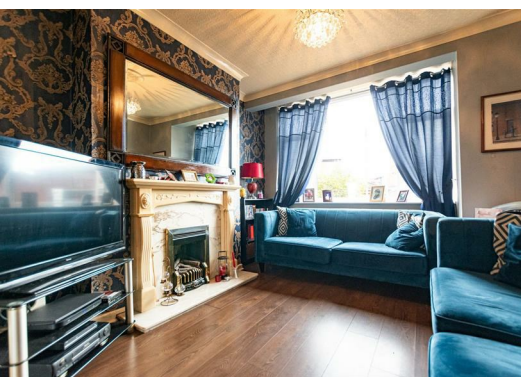




## 28 Laburnum Avenue, Atherton, Lancashire M46 9DY £220,000

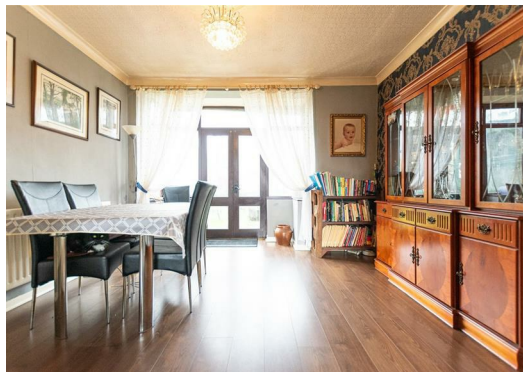
ARC HOMES are delighted to offer FOR SALE this excellent bay fronted two bedroom semi detached property occupying a generous plot and located within a very sought after location. Laburnum Avenue is conveniently located within close proximity of Atherton Train Station and sought after schools. This fantastic property boasts excellent potential and would suit a range of buyers. Entry is via an entrance hallway which leads into a sitting room. To the rear is a dining room with french doors opening out into the garden. A fitted kitchen completes the ground floor accomodation. To the first floor are two generous bedrooms, and a family bathroom. There is also a handy loft space to the second floor. Outside, the front gardens provide ample off road parking. The enclosed rear gardens provide generous outdoor space.





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		
<b>England &amp; Wales</b>	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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