



12 St. Michaels Avenue, Atherton, M46 0QX £185,000

ARC HOMES are delighted to offer FOR SALE this absolutely fantastic three bedroom semi detached property positioned within a sought after Howe Bridge location. This excellent home is well presented throughout and positioned on an enviable plot providing ample off road parking and car port. With no onward chain, this property is ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the modern kitchen dining room which opens into a lovely conservatory. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front Ardens are larger than average and provide ample off road parking in front of the carport. The car port has an up and over door to the front and can be easily converted into a traditional garage. The enclosed rear gardens are not directly overlooked the rear and are well presented



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

