



16 Frances Place, Atherton, M46 0QW £160,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom mid terrace positioned within a popular cul de sac on the 'St Michaels' development in Howe Bridge. This beautiful home is offered with no onward chain and is well presented throughout. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned sitting & dining room and to the rear sits the modern kitchen. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a quiet cul de sac with front and rear low maintenance gardens.



| 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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