



9 Knowsley Avenue, Atherton, M46 9QJ

Offers in excess of £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented FREEHOLD three bedroom semi detached positioned within a lovely cul de sac position. This property is conveniently located within close proximity of a train station and is well presented throughout. Ideal for a range buyers, early view is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the modern refitted kitchen dining room with French doors opening to the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking. The enc closed rear gardens are well presented and provide generous outdoor space.



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

