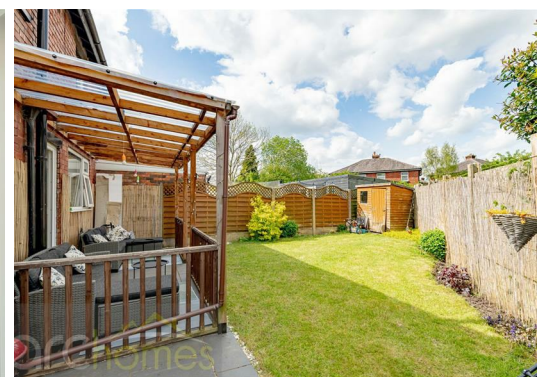




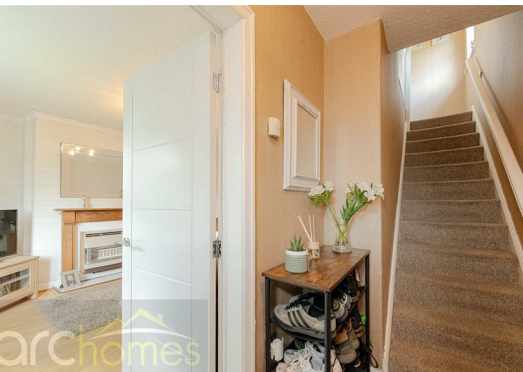
## 173 Car Bank Street, Atherton, M46 0WY £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property occupying an excellent larger than average FREEHOLD corner plot. This lovely home is conveniently located within close proximity of a train station and would ideal for a range of buyers. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the modern refitted kitchen dining room finished with French doors that open into the rear gardens. To the first floor are three generous bedrooms and modern bathroom. Outside, there are lovely larger than average gardens to the front, side and rear. The front and side gardens are laid to lawn with a driveway providing off road parking. The enclosed rear gardens are also laid to lawn with covered patio area.



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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