



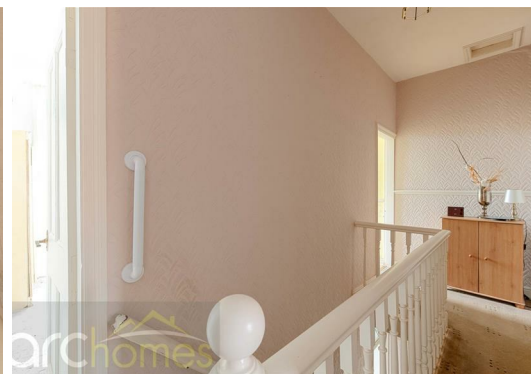
121 Tyldesley Road, Atherton, M46 9AA £120,000

ARC HOMES are delighted to offer FOR SALE this garden fronted two bedroom terraced property positioned within a sought after location. The excellent property is in need of some cosmetic updating but holds fantastic potential and would be ideal for a range of buyers. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which lead into the well proportioned sitting room. The kitchen dining room sits to the rear with a lean to leading into the rear gardens. To the first floor are two generous bedrooms and a bathroom. Outside, both front and rear gardens are enclosed and low maintenance.



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

