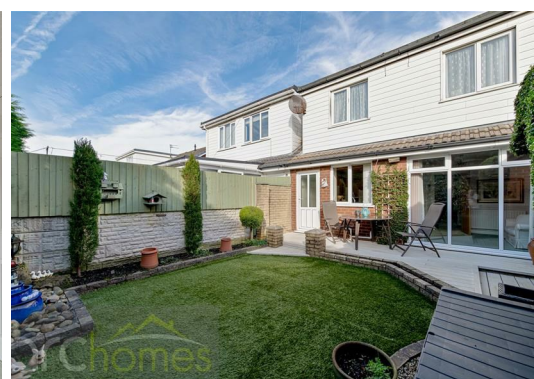





## 34 Hillside Avenue, Atherton, M46 9LX £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property situated within a very popular location. This property is conveniently located within close proximity to Atherton Train Station and offers generous accommodation including two reception rooms and a utility room. With a competitive asking price and ample off road parking, early viewing is highly advised. Entry is via an entrance hallway which provides access to the spacious sitting room, with stairs rising to the first floor. An inner hallway provides access to a useful utility room and downstairs cloakroom. To the rear of the property is a second reception room and large kitchen / dining room. To the first floor are three generous bedrooms and a family bathroom. Outside, the front gardens are enclosed and provide ample off road parking which leads to the side to a detached garage. The enclosed rear gardens are low maintenance and offer a good degree of privacy.



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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