





## 94 High Street, Atherton, M46 9DR £140,000

ARC HOMES are delighted to offer FOR SALE this fantastic, larger than average, three bedroom mid terraced property positioned within a popular location. This gorgeous home has been completely refurbished throughout and boasts generous accommodation. With two reception room and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a spacious dining room. To the front sits the well proportioned sitting room which to the rear is a beautiful modern kitchen. To the first floor are three generous bedrooms and a lovely modern bathroom complete with separate shower enclosure. Outside there is an enclosed low maintenance rear garden.



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>		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

