



## 4 Hazel Road, Atherton, M46 0FN Offers over £190,000

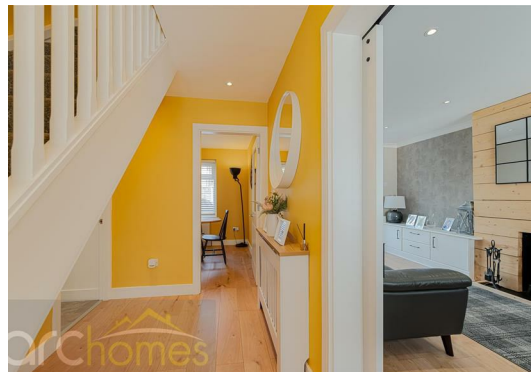
ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD mews property positioned within a popular location. This beautiful property is flawlessly presented and boasts generous accommodation together with ample parking and lovely rear gardens. Ideal for a range of buyers early viewing is highly advised. Entry is via a larger than average entrance reception which leads into the hallway. The well proportioned sitting room is dual aspect and is finished with patio doors which open into the rear gardens. The beautiful modern kitchen room is also dual aspect and is complete with modern units. A separate dining room and handy ground floor shower room completes the ground floor. To the first floor are three excellent bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide of road parking. The enclosed rear gardens are well presented and provide generous outdoor space.





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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