



## 3 Drake Street, Atherton, M46 0BP £185,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom mews property positioned within a very sought after and rarely available location. Drake Street is located in just off Wardour Street and Hamilton Street and rarely come to the market. This charming three bedroom mews would suit a range of buyers and early viewing is highly advised. Entry is via a porch and hallway which leads into a well proportioned sitting room. To the rear sits a kitchen dining room which completes the ground floor. To the first floor are three 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) <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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
 info@arc-homes.net

