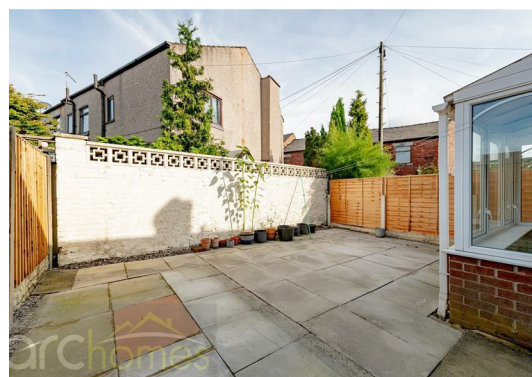




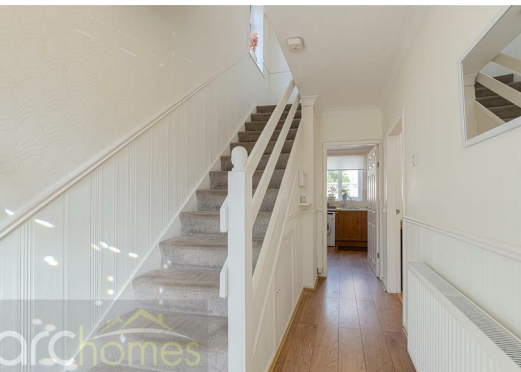
50 Bolton Old Road, Atherton, Lancashire M46 9DL Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a very sought after 'Chowbent' location. This lovely home is well presented throughout providing generous accommodation together with enclosed gardens and off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear sits a fitted kitchen dining room which has patio doors opening into lovely conservatory. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



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 		



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