



3 Crosby Grove, Atherton, M46 9GN £200,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom true bungalow positioned within a very sought after location. Crosby Grove is positioned just off Douglas Road and is conveniently located within walking distance of Atherton Train Station and major bus routes. Ideal for a range of buyers, this bungalow is offered with no onward chain and early viewing is advised. Entry is via an entrance hallway which provides access into a well proportioned sitting room. The fitted kitchen sits to the rear. There are three generous bedrooms and a bathroom. Outside, this property is positioned within a cul de sac with enclosed front gardens, a driveway leads to the side providing off road parking. The enclosed rear gardens are laid to lawn.



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		
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