





25 Egerton Street, Abram, WN2 5RW £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a sought after cul de sac. This lovely home offers generous accommodation together with off road parking and private rear gardens. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the lovely kitchen dining room with French doors leading into an excellent conservatory. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking whilst the enclosed rear gardens are low maintenance and not overlooked to the rear.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

