



## 265 Car Bank Street, Atherton, M46 0HT Offers over £220,000

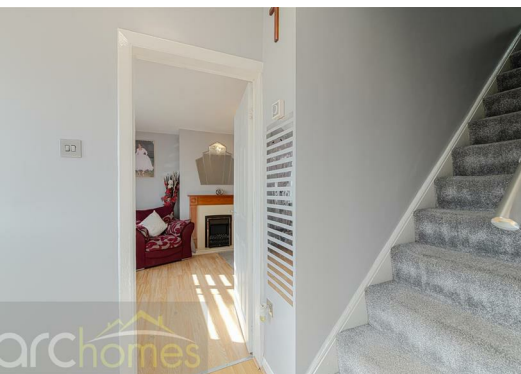
ARC HOMES are delighted to offer FOR SALE this excellent larger than average FOUR BEDROOM semi detached property positioned on an excellent corner FREEHOLD PLOT. This lovely home boasts generous accommodation together with larger than average gardens and off road parking. Ideal for a range buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a separate dining room and well proportioned sitting room. To the rear sits the modern refitted kitchen with an inner hallway leading to a utility room and downstairs cloakroom. To the first floor are four generous bedrooms and a modern bathroom. Outside, this property is positioned on a corner plot with lawned gardens to the front, side and rear. A driveway to the front provides off road parking





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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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