





4 Chestnut Avenue, Atherton, M46 0FP Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD mews property offering fantastic potential at a very competitive price. This property boasts generous accommodation including two reception rooms and three generous bedrooms. With enclosed gardens and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned dual aspect sitting room and separate dining room. The kitchen is located at the rear and leads to a separate utility / storage room and downstairs cloakroom. To the first floor are three generous bedrooms and a shower room. Outside the front gardens are enclosed and provide off road parking. The enclosed rear gardens offer good outdoor space and 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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