





23 Crosby Street, Atherton, M46 9ED Offers over £120,000

ARC HOMES are delighted to offer FOR SALE this two bedroom garden fronted terraced property positioned within a very sought after location and within walking distance of Atherton rain Station. This property is perhaps in need of some cosmetic updating but it has been competitively priced to attract an early sale and hold lots of potential. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a kitchen dining room. To the first floor are two double bedrooms and bathroom. Outside, there are enclosed gardens to front and rear with the front of the property facing allotments



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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