





318 Gloucester Street, Atherton, Lancashire M46 0JB

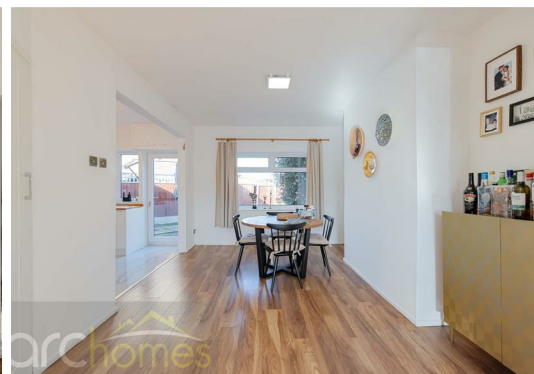
Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property occupying a lovely corner plot with ample off road parking. This fantastic home is offered with no onward chain early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a handy modern shower room and well proportioned sitting room. A separate dining room opens into the recently refitted modern kitchen. To the first floor are three generous bedrooms and a modern shower room. Outside, this property boasts a fantastic corner plot with ample off road parking in front of a garage. The enclosed rear gardens are not directly overlooked and are low maintenance.



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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