



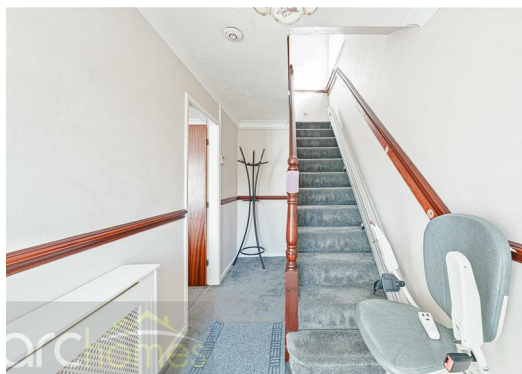
8 Warren Close, Atherton, M46 9RY Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a quiet cul de sac within walking distance of Atherton Train Station. This excellent home is well presented and would suit a range of buyers. With no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room. To the first floor are three generous bedrooms and a shower room. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage. The encode rear gardens are laid mainly to lawn and provide generous outdoor space.



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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