





34a Spa Road, Atherton, M46 9WQ £90,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious first floor apartment which boasts generous accommodation and lovely private rear gardens. This lovely apartment would suit a range of buyers and is conveniently located within walking distance of a train station. With no onward chain, early viewing is advised. Entry is via a private entrance hallway with stairs rising to the first floor. The well proportioned bay fronted sitting room sits to the front while the fitted kitchen is located to the rear. There are two generous double bedrooms and a bathroom. Outside, the enclosed rear gardens provide private outdoor space with an excellent 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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