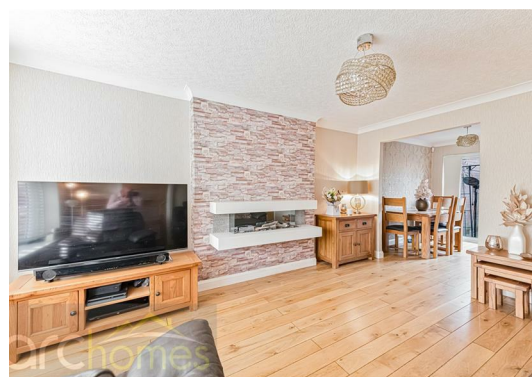




5 Telford Street, Atherton, M46 0QH

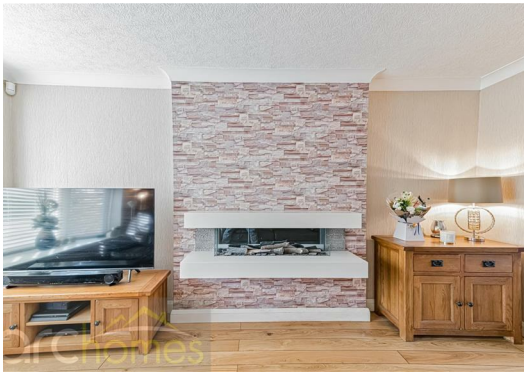
Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property situated within a very popular and sought after location. This excellent home is well presented throughout and boasts ample off road parking together with integral garage and lovely private rear gardens that are not overlooked. Entry is via an entrance hallway which leads into a well proportioned sitting room and also provides access to the integral garage / study room. To the rear sits the modern kitchen dining room which is finished with patio doors opening into the rear gardens. There is a handy utility room just off the kitchen also. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are laid to lawn and provide off road parking and access to the garage. The enclosed rear gardens offer generous outdoor space and are not overlooked to the rear providing 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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