



4 Kirby Avenue, Atherton, M46 9PU

Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this FREEHOLD three bedroom semi detached property boasting excellent potential. This property is perhaps in need of some cosmetic updating but is situated on a great size plot providing ample parking and is conveniently located within close proximity of a train station. With a competitive asking price and no onward chain, early viewing is highly advised. The property comprises of entrance hallway, spacious sitting room and kitchen dining room. To the first floor there are three generous bedrooms and a family bathroom. Outside, there is a low maintenance rear garden. The front garden is partly laid to lawn and provides off road parking.



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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