




7 Cross Street, Atherton, M46 0HL

Offers over £70,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious GROUND FLOOR apartment which boasts generous accommodation and 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. 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 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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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