




## 1 Cherrywood Avenue, BL5 1HN


Guide price £320,000

ARC HOMES are delighted to offer FOR SALE this fantastic detached true bungalow positioned on an enviable corner plot within a very sought after Over Hulton location. Property of this style in this area are extremely sought after and this beautiful home must be viewed early to avoid missing out. Entry is via a spacious entrance hallway which leads into the well proportioned sitting room. To the rear sits the lovely modern kitchen with separate utility room which provides access into the integral garage. Two fantastic double bedrooms and a modern bathroom completes the living accommodation. Outside, this property is positioned on a stunning corner plot with larger than average gardens, ample parking and integral garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

