





7 Woodvale Avenue, Atherton, M46 9GD

£950

ARC HOMES are delighted to offer TO LET this lovely, well presented and spacious three bedroom semi detached property positioned within a popular spot and within close proximity of a train station. This property is available from 15th March 2024 for £925pcm with a £925 deposit. This property offers generous accommodation with three excellent bedrooms, ample parking and larger than average rear gardens. Entry is via an entrance hallway which leads into a well proportioned sitting room. The modern refitted kitchen dining room is dual aspect and completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens are larger than average, laid to lawn and not directly overlooked.



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		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

