



12 Dalebank, Atherton, M46 9PE

Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD semi detached true bungalow situated within a quiet cul de sac and within walking distance of a train station. This beautiful property is very well presented throughout and boasts ample off road parking, fantastic larger than average gardens both to the front, side and rear with a separate large rear side plot area with a lot of potential, 182 meters 2, 1957 feet 2 0.04 acres APPROX and is offered with no onward chain, plus Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. A lovely kitchen sits to the rear and is finished with modern units. An inner hallway provides access to both generous bedrooms and a shower room. Outside the well presented front gardens provide off road parking in front of the detached garage. The excellent private rear gardens are larger than average and provide ample outdoor space together with a good 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



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

