



## 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. It features fantastic, larger-than-average gardens to the front, side, and rear, along with a separate large rear side plot offering significant potential (approximately 182 m<sup>2</sup> / 1957 ft<sup>2</sup> / 0.04 acres). The property is offered with no onward chain, making it ideal for a range of buyers. Early viewing is highly recommended.

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. The property also boasts a large loft space, adding even more potential to this already charming home. 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 offer ample outdoor space with a good degree of privacy.





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 CO <sub>2</sub> 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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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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