



13 Windermere Avenue, M46 9NG

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this two bedroom end mews property occupying a larger than average FREEHOLD plot offering excellent potential. This property is offered with no onward chain and is located within close proximity of a train station. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned dual aspect sitting room. An open arch leads into a lovely conservatory whilst the fitted kitchen completes the ground floor. To the first floor are two generous bedrooms and a shower. Outside, the gardens are larger than average and provide off road parking. The enclosed rear gardens are not overlooked to the rear and provide generous outdoor space.



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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