



19 Meadowbank Avenue, Atherton, M46 9LB

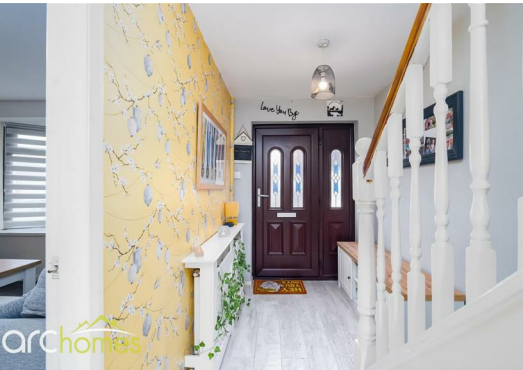
Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented three bedroom semi detached home positioned within a sought after location and within close proximity of Atherton Train Station. This lovely home is well presented throughout boasting generous accommodation together with excellent private rear gardens and a handy larger than average store. An ideal purchase for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits a fantastic extended spacious modern kitchen dining room with patio doors opening into an excellent orangery. To the first floor are generous bedrooms and a modern shower room. Outside, the front gardens provide off road parking with double gates leading to a well designed larger than average store at the side. The enclosed rear gardens are well presented providing good outdoor space and 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 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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