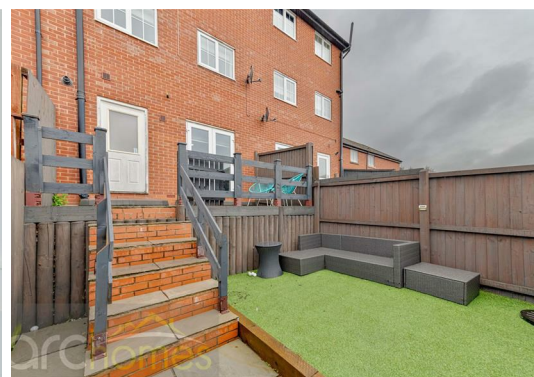




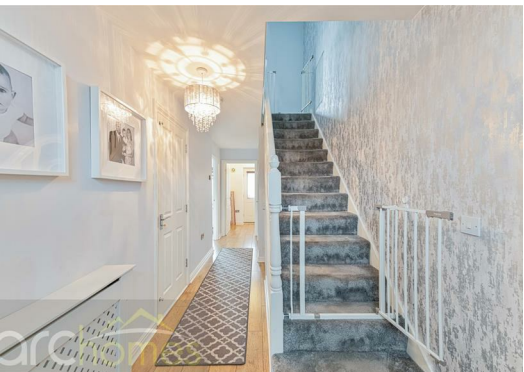
48 North Croft, Atherton, M46 0SW Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this gorgeous town house positioned within a modern development just off North Road in Atherton. This beautiful property is very well presented throughout and boasts generous accommodation over three floors together with off road parking and integral garage. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to a handy downstairs shower room, utility room and downstairs bedroom which could be utilised for many purposes. To the first floor sits the excellent well proportioned sitting room and a fabulous kitchen dining room. To the second floor is an impressive master bedroom which benefits from an en suite. A further double bedrooms and modern bathroom completes the living accommodation on offer. Outside, this property offers off road parking in front of an integral garage. The enclosed rear gardens are split level, well presented and are not directly overlooked to the rear.



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	



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