



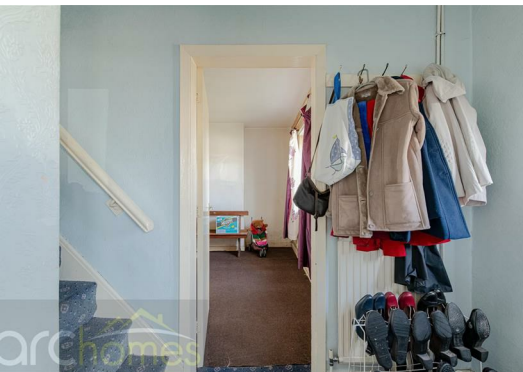
220 Car Bank Street, Atherton, M46 0HU Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD four bedroom semi detached property positioned within a popular spot. This spacious home is perhaps in need of some cosmetic updating but holds endless potential together with very generous accommodation. With two reception rooms, four excellent bedrooms and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which provides access into a well proportioned sitting room. To the rear is a generous kitchen with an inner hallway providing access to a handy utility room and WC. A separate dining room completes the ground floor. To the first floor are four bedrooms and a bathroom. Outside, this property faces a lovely green with enclosed front and rear gardens.



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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