



## 7 Chestnut Avenue, Atherton, M46 0FP Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this excellent well presented three bedroom semi detached property positioned on an excellent FREEHOLD plot with generous gardens and ample parking. This lovely home boasts generous accommodation including two receptions room and is offered with no onward chain. Ideal for a range of buyers, early viewing is advised. Entry is via an impressive entrance porch and hallway which leads into the well proportioned dual aspect sitting room. To the rear sits the separate dining room. The fitted kitchen also sits to the rear and leads into a separate utility room and WC. To the first floor are three generous bedrooms and a modern bathroom. Outside, the corner plot gardens provide off road parking too front whilst to the rear is a generous gardens providing 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		
<b>England &amp; Wales</b>	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>		
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