



20 Tarleton Avenue, Atherton, M46 9QE Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent opportunity for any first time buyer, investor or buy to let investor. This spacious extended three bedroom semi detached home is perhaps in need of some cosmetic updating, but holds excellent potential for a range of buyers. Conveniently located within close proximity of a train station and offered with no onward chain. Early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear is an extended lounge which offers a generous space. A fitted kitchen completes the ground floor. To the first floor are three excellent bedrooms and a shower room. Outside, the front gardens provide off road parking. The enclosed rear gardens are low maintenance and house a handy detached store.



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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