



50 Rosedale Avenue, Atherton, M46 0DZ

Offers over £135,000

ARC HOMES are delighted to offer FOR SALE this excellent end terraced property conveniently located within close proximity of Atherton Town Centre. This property would make an ideal first time buy or buy to let purchase and early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. A modern kitchen dining room completes the ground floor accommodation. To the first floor are two double bedrooms and a modern bathroom. Outside there is an enclosed low maintenance rear garden.



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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