



## 98 Everest Road, Atherton, M46 9WT £170,000

ARC HOMES are delighted to offer this lovely two bedroom semi detached property positioned within a popular spot and within close proximity of a train station. This excellent property is well presented throughout and would suit of buyers so early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room with French doors opening into the rear gardens. To the first floor are two double bedrooms and a shower room. Outside, there is ample off road parking which leads to the side. The enclosed rear gardens are well presented and provide generous outdoor space with paved and lawned areas



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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