



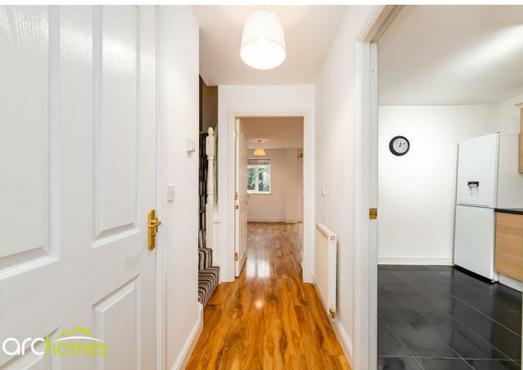
58 Blakemore Park, Atherton, M46 0EY Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this three bedroom semi detached property situated within a very popular location. This property boasts generous accommodation over three floors together with enclosed rear gardens and off road parking, with no onward chain, early viewing is advised. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and fitted kitchen. To the rear sits the well proportioned sitting room and patio doors to the garden. To the first floor are two generous bedrooms, modern bathroom and an inner hallway which with stairs rising to the second floor. The master bedroom on the second floor benefits from an ensuite shower room and completes the accommodation on offer. Outside, the front gardens are well presented with a driveway to the side providing off road parking. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



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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