



51 Car Bank Street, Atherton, M46 9WD

Offers over £180,000

Arc Homes are delighted to bring to the market FOR SALE - NO ONWARD CHAIN this wonderful two-bedroom semi-detached home, ideally situated in a popular location and well suited to a range of buyers in close proximity to the train link to Manchester. This lovely home accommodation briefly comprises an entrance hall leading into a open-plan living area, complete with a modern fitted kitchen and a useful downstairs storage room. To the first floor, there are two generous bedrooms, and a family bathroom fitted with a three-piece suite. Externally, the property benefits from both front and rear gardens with options to extend to the side of the property which is currently being used as a driveway for 2 cars. The rear garden is designed for low maintenance, featuring a combination of decking and paving, along with a garden room currently used as an office and extra storage.



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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