



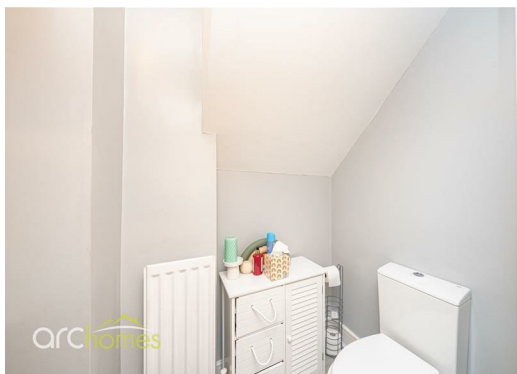
## 280A Gloucester Street, Atherton, Lancashire M46 0JB £975 Per month

ARC HOMES are delighted to offer TO LET this lovely modern two bedroom mid mews property situated within a popular location and available immediately for £975pcm. This home is well presented throughout and boasts ground floor WC, enclosed gardens and off road parking. A well proportioned sitting room sits to the front whilst an inner hallway provides access into a handy downstairs cloakroom and modern kitchen. To the first floor are two generous bedrooms and a modern bathroom. Outside, the enclosed rear gardens provide generous outdoor space together with a good degree of privacy. Located just to the rear is a driveway providing off road parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		79	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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