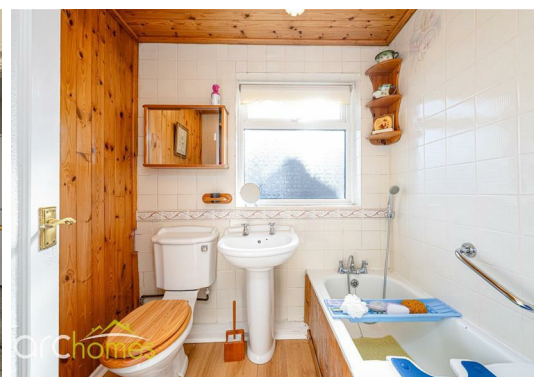




15 Birchfield Avenue, M46 0HR

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this FREEHOLD three bedroom semi detached property positioned within a popular location. This excellent property offers very generous accommodation together with two reception rooms and off road parking. Offered with no onward chain, early viewing is advised. Entry is via an entrance hallway which provides access into the well proportioned sitting room. To the rear sits a separate dining room and fitted kitchen. There is also a handy utility room and downstairs cloakroom / wc. To the first floor are three good sized bedrooms and bathroom. Outside, this property has a larger than average rear garden which is not directly overlooked and a garden and off road parking to the front.



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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