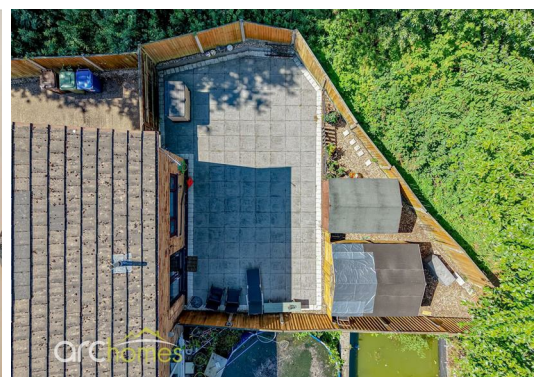




35 Oak Tree Close, Atherton, M46 ORP £1,100 Per month

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned at the head of a quiet cul de sac in Howe Bridge. This fantastic property is well presented throughout and is positioned on a lovely corner plot offering off road parking and private rear gardens. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a modern kitchen dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned at the head of a cul de sac with the front gardens providing off road parking. The encoded rear gardens are not overlooked and provide generous outdoor space together with 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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

