



63 Tyldesley Old Road, Atherton, M46 9FF Offers over £340,000

ARC HOMES are delighted to offer for sale this beautifully presented extended detached dormer bungalow located within the popular Chanters area of Atherton. This property offers generous living accommodation on an enviable plot. Offered with ample parking and both downstairs and upstairs bedrooms, early viewing is advised. Entry is via a welcoming entrance hall providing access to a modern fitted kitchen diner and a spacious bedroom / reception room to the front of the property. To the rear is a well proportioned lounge dining room with patio door access to the rear garden and a modern family bathroom. To the first floor the landing provides access to two generous bedrooms and modern shower room. The property also benefits from additional storage in the eave. Externally to the front and side there is a low maintenance garden with ample off road parking which leads to a detached garage. To the rear there is a patio area and a covered BBQ area, pond and a shed.



| 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 | | |
| | | 80 |
| | 60 | |
| 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 | |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

