



83 Warwick Road, Atherton, M46 9PQ

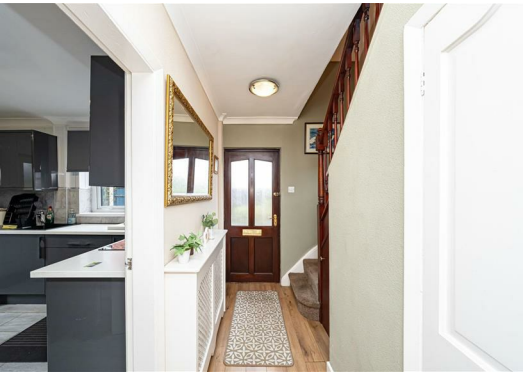
Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD semi detached property positioned on an excellent corner lot offering ample off road parking and larger than average garage. This lovely home is offered with no onward chain and would suit a range of buyers. Entry is via an entrance hallway which leads into the well proportioned dual aspect sitting room finished with French doors opening into the rear gardens. A modern refitted kitchen completes the ground floor. To the first floor are two excellent bedrooms and a modern shower room. This property has been adapted upstairs to create a larger master bedroom with separate dressing room and has potential to change back into a three bedroom property. Outside, the corner plot gardens provide ample off road parking which leads to the rear towards the garage.



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 



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