



96 Everest Road, Atherton, M46 9WT

Offers over £170,000

ARC HOMES are delighted to offer this lovely two bedroom semi detached property WITH NO ONWARD CHAIN positioned within a popular spot and within close proximity of a train station. This excellent property is well presented throughout and would suit a range of buyers so early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room with a door leading into a handy study / utility area. To the first floor are two double bedrooms and a bathroom. Outside, there is ample off road parking which leads to the side. The enclosed rear gardens are well presented and provide generous outdoor space with paved and lawned areas.



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

