



38 Alma Street, Atherton, M46 0DY £170,000

ARC HOMES are delighted to offer FOR SALE this excellent well presented mid terraced property boasting three generous bedrooms. This lovely home is conveniently located within close proximity of Atherton Town Centre in a cul de sac, is well presented and is offered with no onward chain. Ideal for a range of buyer, early viewing is advised. To the front sits a well proportioned sitting room whilst to the rear is a modern kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom. A fitted staircase rises to the third bedroom finished with generous head height clearance and two skylight windows. Outside, the enclosed rear gardens are low maintenance providing generous outdoor space and 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 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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