



31 Ringway Avenue, WN7 1TX
Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a sought after 'Atherleigh' location. This fantastic property offers generous accommodation together with ample parking, detached garage and larger than average private rear gardens. With no onward chain, this property would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear, a dining room provides access into the fitted kitchen and conservatory with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking which leads to the side towards a detached garage. The enclosed rear gardens are larger than average and not overlooked 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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