



## 31 Ringway Avenue, WN7 1TX Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a sought after 'Ather-Leigh' 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			
		69	79
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

