



9 Sefton Avenue, Atherton, M46 9TE £110,000

NOTICE OF OFFER: 9 Sefton Avenue, Atherton, M46 9TE.

We advise that an offer has been made for the above property in the sum of £131,000. Any persons wishing to increase on this offer should notify the agent of their best offer prior to exchange of contracts.

Agent Address: 30 Bolton Old Road, Atherton, M46 9DL

Agents Telephone Number: 01942 363599

ARC HOMES are pleased to offer FOR SALE this semi detached property in a popular cul de sac location in Atherton. Perhaps in need of some refurbishment, this property offers generous living accommodation which would be ideal for a range of buyers and has no onward chain. On entry to the property there is a vestibule housing stairs to the first floor and providing access to the sitting room. The kitchen diner is to the rear of the property and has access to the garden. To the first floor there are three generous bedrooms and a family bathroom. Outside, there are gardens front and rear.



| 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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info@arc-homes.net

