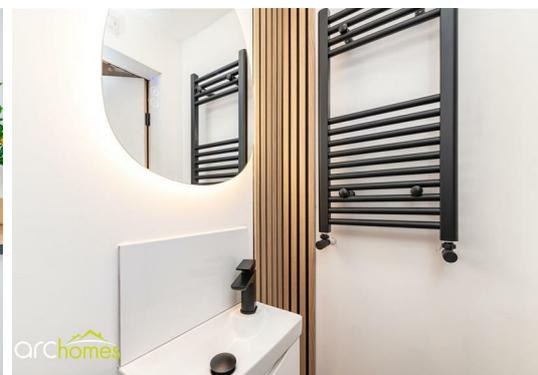




43 Warwick Road, M46 9PW £225,000

ARC HOMES are delighted to offer FOR SALE this recently refurbished and immaculately presented FREEHOLD semi detached property in a popular location in Atherton. This property has been finished to a high standard, and with no onward chain is an ideal for a range of buyers. On entry to the property is a entrance vestibule leading to a spacious sitting room incorporating a well designed cloakroom/wc. The modern fitted kitchen sits to the rear of the property, with a high end finish and patio door access to the rear garden. To the first floor are three double bedrooms and a modern family bathroom. Outside, there is a front and rear garden together with off road parking.



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		
	74	80
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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