



## 267 Tyldesley Road, Atherton, M46 9AD Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average FOUR BEDROOM bay fronted terraced positioned in a sought after spot facing a bowling green. This beautiful home offers very generous accommodation boasting two spacious reception rooms together with four generous bedrooms. The current owner leases a plot of land at the rear which provides ample off road parking and generous private gardens space. This lease is transferable to its new owner and for further details please contact us. Entry is via a welcoming entrance hallway which leads into the well proportioned bay fronted sitting room. A spacious separate dining room sits to the rear and leads into the impressive modern kitchen. To the first floor are four generous bedrooms and modern bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are also low maintenance and provide a good degree of privacy. Steps decent from the rear gardens into the cellar space which offers excellent potential. Located just to the rear is an additional plot which is leased for £90 per annum. We have been advised that this lease is transferable to the property new owners. The plot comprises of ample parking space and a lovely enclosed private rear gardens ideal for those who entertain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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