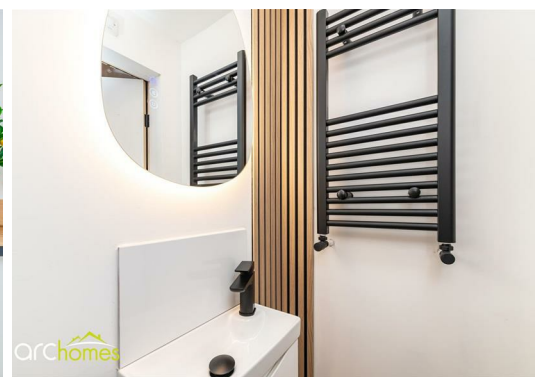




43 Warwick Road, M46 9PW £225,000

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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