




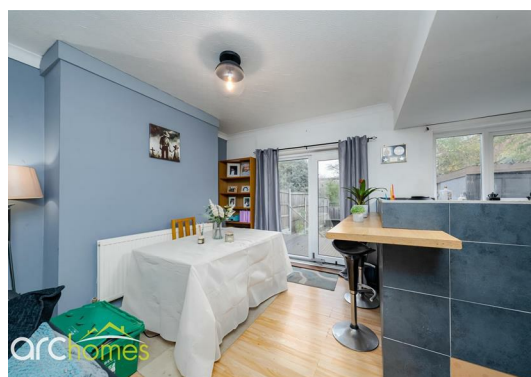
64 Gloucester Street, Atherton, M46 0JT Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this lovely bay fronted three bedroom semi detached property positioned within a sought after location. This excellent property offers generous accommodation together with off road parking and generous private rear gardens. Ideal for a range of buyers early viewing is highly advised. Entry is via an entrance hallway which leads not the well proportioned bay fronted sitting room. The sitting room opens to the rear to lead into a dining area and kitchen giving an open plan family room feel. Patio doors from the dining room leads into the rear gardens. To the first floor are three genres bedrooms and a modern shower room. Outside, the front gardens provide of road parking whilst the enclosed rear gardens provide generous outdoor space, a store 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		
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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