



## 111 Mealhouse Lane, M46 OFF

### £850 Per month

Arc Homes are pleased to offer TO LET this beautifully presented two-bedroom mid-terrace property, ideally located in the heart of Atherton. Upon entering, you're welcomed into a spacious and modern living area, which flows seamlessly into a newly fitted kitchen and dining space. An attractive open staircase leads to the first floor, where you'll find two generously sized bedrooms and a stylish three-piece bathroom suite, also newly installed.

To the rear, the property benefits from a low-maintenance yard, perfect for enjoying some outdoor space without the upkeep.

This charming home is ideal for a variety of tenants, including couples and small families. Early viewing is highly recommended to avoid disappointment. RESTRICTIONS - No pets and Bond Scheme or Council Assisted Deposit Scheme not accepted.

Due to a high level of enquires on this property, Arc Homes cannot guarantee that every enquiry can be answered. We suggest if you would like to view, please contact the office to request a viewing. Arc Homes apologises for any inconveniences caused by this.



| 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 |         |           |
| <div> <div></div> <div>72</div> </div>      |         |           |
| England & Wales<br>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>  |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
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