



## 6 Hamilton Street, Atherton, Lancashire M46 0AS

### Offers over £190,000

ARC HOMES are delighted to offer FOR SALE WITH NO ONWARD CHAIN this absolutely gorgeous garden fronted mid terraced property positioned within a sought after location. This stunning home is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, property in this location of this standard do not stay on the market for long and early viewing is advised. Entry is via an entrance porch which leads into the lovely spacious sitting room. To the rear sits the beautiful modern refitted kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom complete with separate shower enclosure. Outside both front and rear gardens are enclosed and low maintenance. The enclosed rear gardens are south facing and provide a good degree of privacy.



| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) <b>A</b>                          |         | <b>87</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 CO2 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>                                    |         |                                                                                                           |
| (1-20) <b>G</b>                                     |         |                                                                                                           |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                           |
| <b>England &amp; Wales</b>                          |         | EU Directive 2002/91/EC  |



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