



## 112 Leigh Road, Atherton, Lancashire M46 0PA Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning garden fronted cottage property positioned within the sought after 'Howe Bridge' area of Atherton. This gorgeous home provides generous accommodation together with a flawless finished, would suit a range of buyers and is offered with no onward chain. The ground floor comprises of well proportioned sitting room and excellent modern refitted kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom. Stairs rise into the fantastic spacious loft room finished with generous head height clearance and sky light window. Outside, both front and rear gardens are enclosed, well presented and low maintenance.



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>		
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