



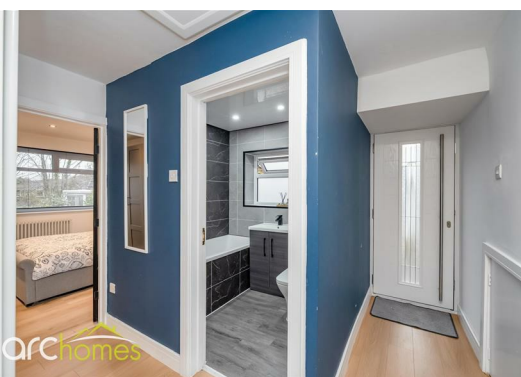
## 2 Springfield Road, Atherton, M46 9RZ Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this gorgeous DETACHED TRUE BUNGALOW in one of Atherton's most sought after areas. The property is located in a quiet residential location within walking distance to Atherton Train Station. The current owners have renovated the property to an exceptional standard and the property would be a perfect home for a range of buyers. Entry to the property is via an entrance hallway which provides access to all of the accommodation. The well presented sitting room sits to the front of the property whilst the modern fitted kitchen diner sits to the rear of the property providing access to the rear gardens. There are two double bedrooms, one with fitted wardrobes and a beautiful family bathroom. Outside, the property occupies a spacious corner plot with gardens to the front, side and rear. The property also benefits from off road parking and a detached garage.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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