



350 Wigan Road, Atherton, M46 0GD

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than normal average extended end terraced property positioned within a very sought after location. This excellent home is well presented throughout and boasts very generous family accommodation. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely bay fronted sitting room. To the rear is a spacious separate reception room with French doors opening into the rear gardens. This property has been extended to the rear to provide a fantastic modern kitchen, separate utility room and handy downstairs cloakroom. To the first floor are three generous bedrooms and a modern shower room. Outside, both front and rear gardens are enclosed and low maintenance.



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		
	69	75
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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