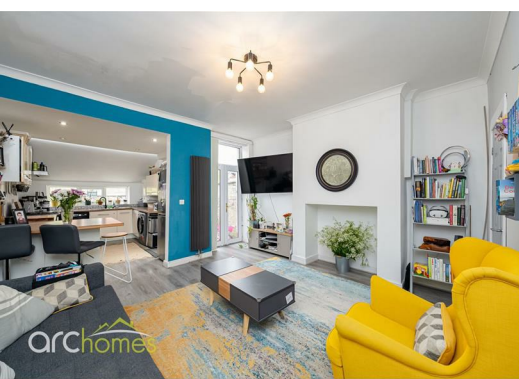




25 Douglas Street, Atherton, M46 9FB

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended bay fronted terraced property positioned within a sought after location and within close proximity to Atherton Train Station. This beautiful spacious home is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway which provides access into the lolly bay fronted sitting room. To the rear sits an excellent separate lounge with French doors opening into the rear gardens. The modern kitchen sits just off the lounge and completes the ground floor. To the first floor are two generous bedrooms and modern bathroom with separate shower enclosure. There is also a handy study space just off the landing. 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) 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		
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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