




29 Wardour Street, Atherton, M46 0AR

Offers over £185,000

ARC HOMES are delighted to offer FOR SALE this fantastic mid terraced property situated on one of Atherton's most sought after streets with NO ONWARD CHAIN. Property in this location rarely stay on the market for long given their convenient close proximity to amenities. With two excellent bedrooms and a handy loft room, this property would be ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room with access to a handy utility room at the rear. To the first floor are two double bedrooms and a modern bathroom. A fitted staircase rises to the excellent loft room finished with skylight window. 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		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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