



223 Wigan Road, Atherton, M46 0GB

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this excellent extended mid terraced property positioned within a popular location and boasting an impressive loft room accessed via a spiral staircase. This lovely home offers generous accommodation together with off road parking, private rear gardens and no onward chain. Entry is via an entrance hallway which leads into the sitting room. To the rear sits a spacious separate dining room which leads into the extended kitchen. The kitchen has French doors leading into the rear gardens and provides access to a handy downstairs WC. To the first floor are two generous bedrooms and a modern bathroom. A spiral staircase rises into the impressive loft room finished with sky light window, ample storage and good head height clearance. Outside, the front gardens provide off road parking whilst to the rear is an enclosed low maintenance rear garden.



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		
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