



27 Samuel Street, Atherton, M46 9AY

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this lovely, well presented end of terrace property positioned within a quiet cul-de-sac, bordering Atherton and Tyldesley. This fantastic home is ready to move into and would suit a range of prospective buyers. Entry is into a spacious hallway which provides access to a well proportioned sitting room and a spacious kitchen/dining area. To the first floor are two double bedrooms, a bathroom and separate WC, along with handy built-in storage throughout the property. Outside, the enclosed rear gardens provide good outdoor space and are low maintenance. Early viewing is highly recommended.



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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