



54 Bolton Road, Atherton, M46 9JY

£900 Per month

ARC HOMES are pleased to offer TO LET this beautifully presented three-bedroom terraced property, ideally located in a popular and convenient area. This charming home offers spacious living accommodation and boasts an impressive, larger-than-average rear garden. Early viewing is highly recommended to avoid disappointment.

The property begins with an entrance vestibule leading into a welcoming sitting room. To the rear, you'll find a generous separate dining room featuring French doors that open out onto the fantastic rear garden. A modern kitchen, located just off the dining room, completes the ground floor.

Upstairs, the first floor comprises three well-proportioned bedrooms and a stylish, contemporary bathroom. Externally, the front garden is enclosed and low maintenance. The rear garden is particularly spacious and offers a high degree of privacy, perfect for outdoor living and entertaining. RESTRICTIONS - No pets and Bond Scheme or Council Assisted Deposit Scheme not accepted.

Due to a high level of enquires on this property, Arc Homes cannot guarantee that every enquiry can be answered. We suggest if you would like to view, please contact the office to request a viewing. Arc Homes apologises for any inconveniences caused by this.



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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