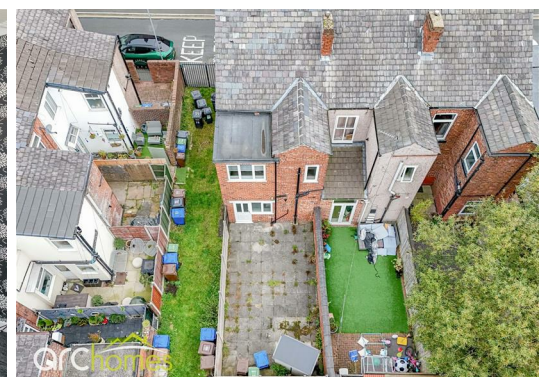




6 Hesketh Street, Atherton, Lancashire M46 9JJ

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent and larger than average two / three bedroom extended end terraced situated within a popular location. This excellent well presented home boasts generous accommodation and with NO ONWARD CHAIN, would suit a range a buyers. Entry is via an entrance vestibule and hallway which leads into the fantastic dining room. To the first front of the property is a well proportioned sitting room whilst to the rear is a gorgeous modern kitchen finished with modern units and quartz surfaces. To the first floor are two double bedrooms and a modern bathroom. Bedroom two leads into a seperate room which can be utilised as a further bedroom or simply used as a study for home working. Outside, the rear gardens offer good outdoor space. The seller advises the property benefits from a new roof which is around 12 months old.



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		
		84
	64	
EU Directive 2002/91/EC		
England & Wales		

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		
		81
	55	
EU Directive 2002/91/EC		
England & Wales		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

