



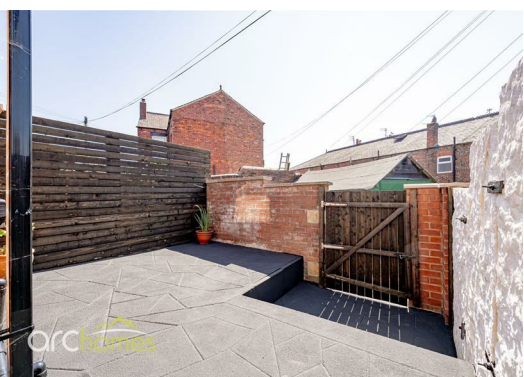
## 16 Leigh Road, Atherton, M46 0NA £950 Per month

ARC HOMES are delighted to offer TO LET this gorgeous extended garden fronted terraced property positioned within a sought after location close by to Atherton Park. This beautiful home has been completely refurbished and is awaiting it's new tenant. Available now for £950pcm with a £1096 deposit, early viewing is advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear is a dining room which opens into a modern kitchen. To the first floor are two generous bedrooms and a fab modern bathroom. The loft has been boarded for convenient storage and is accessed via a pull down ladder. Outside, both front and rear gardens are enclosed and low maintenance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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