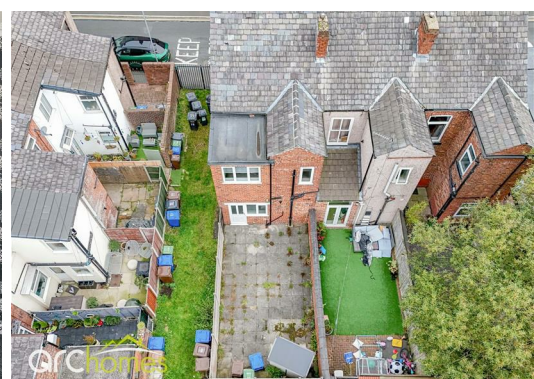




6 Hesketh Street, Atherton, Lancashire M46 9JJ

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent and larger than average two / three bedroom extended end terrace situated within a popular location. This excellent well presented home boasts generous accommodation and with NO ONWARD CHAIN, would suit a range of 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 separate 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			84
(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
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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