



163 Bolton Road, Atherton, Lancashire M46 9LD

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average bay fronted terraced property positioned within a very sought after location and within convenient close proximity of Atherton Train Station. This gorgeous home is a true credit to the current owner and is flawlessly presented. With two excellent reception rooms and off road parking to the rear, early viewing is highly advised. Entry is via a spacious welcoming entrance hallway which leads into the well proportioned bay fronted sitting room finished with feature fireplace and stove fire. To the rear is an excellent separate dining room complete with French doors opening into the rear gardens. The beautiful modern kitchen comes with integrated appliances and a handy downstairs cloakroom completes the ground floor. To the first floor are two generous double bedrooms and lovely modern bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are low maintenance and offer good outdoor space together with off road parking.



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		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

