



75 Leigh Road, Atherton, Lancashire M46 0LX

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this gorgeous and completely refurbished garden fronted terraced property positioned within a very sought after location right by Atherton Park. This beautiful property has undergone complete refurbishment and boasts generous accommodation including two generous bedrooms and a handy loft room. Ideal for a range of buyer, early viewing is highly advised. Entry is via an entrance vestibule which lead into a well proportioned sitting room finished with a media wall. The stunning modern kitchen is finished with modern units, appliances and a central island. French doors from the kitchen lead into a handy utility room and downstairs W/C. To the first floor are two generous bedrooms and a lovely modern bathroom complete with separate shower enclosure. A fitted staircase rises into the impressive loft room which boasts a generous head height clearance and sky light window. Outside, the enclosed rear gardens are well presented, low maintenance and provide generous outdoor space.



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		
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