



64 Douglas Street, Atherton, M46 9EB £240,000

ARC HOMES are delighted to offer FOR SALE this deceptively spacious, extended semi detached true bungalow in one of Atherton's most sought after locations. The property occupies a generous plot opposite Douglas park and benefits from no onward chain. Early viewings are advised. Entry to the property is via an entrance vestibule providing access to the spacious sitting room which opens into a separate dining area.. An inner hallway provides access to the kitchen diner which overlooks the front of the property and has a door providing access outside. The inner hallway also provides ample storage and access to three double bedrooms and a modern shower room. A lovely conservatory is accessed via the bedroom at the rear and overlooks the rear gardens. Outside, the rear of the property offers a good degree of privacy as it isn't overlooked, whilst to the front there is a low maintenance garden, driveway and detached garage with power.



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 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		
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