



22 Argyle Street, Atherton, M46 0AW

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic and recently refurbished extended mid terraced property positioned within a sought after quiet cul de sac near Atherton Town Centre. This beautiful home is offered with no onward chain and would suit a range of buyers. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits a spacious separate dining room with French doors opening into the rear gardens. A lovely modern kitchen sits to the rear and completes the ground. To the first floor are two excellent double bedrooms and a modern bathroom. Outside, this property is positioned within a cul de sac with enclosed low maintenance rear gardens. The enclosed rear gardens are larger than average and are well presented.



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		
England & Wales		EU Directive 2002/91/EC 



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