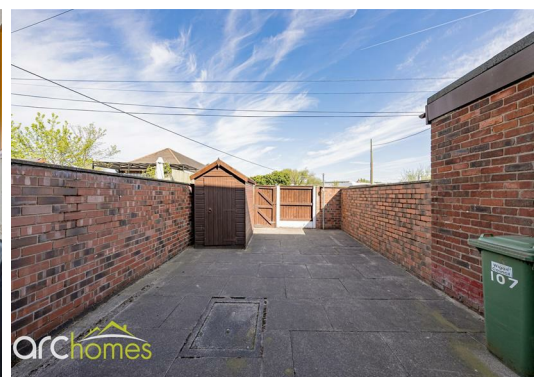




## 107 Wigan Road, Atherton, M46 0LW Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this fantastic garden fronted mid terraced property positioned within a sought after location, This property is offered with no onward chain and would be ideal for a range of buyers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious kitchen dining room. To the first floor are two excellent double bedrooms and a bathroom. Outside, both front and rear gardens are enclosed and low maintenance. The enclosed rear gardens are not directly overlooked providing a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



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