



56 The Avenue, Lancashire WN7 1ES Offers in excess of £139,950

ARC HOMES are delighted to offer FOR SALE this absolutely stunning Victorian Terraced property situated within a very popular location. This gorgeous home offers generous accommodation including two reception rooms, two double bedrooms and an impressive loft room. Positioned within close proximity of the town centre and the VT providing excellent commuter links to Manchester City Centre, early viewing is highly advised. Entry is via a spacious and welcoming entrance hallway. The well proportioned bay fronted sitting room sits to the front whilst an equally well proportioned separate dining room sits the rear. A modern refitted kitchen completes the ground floor accommodation. The first floor are two very generous double bedrooms and a simply gorgeous bathroom which boasts a freestanding bath and separate shower enclosure. A fitted space saver stair case rising to a useful 14'1" x 11'11" loft room complete with sky light window and a maximum head height clearance of 6'5". Outside, both front and rear gardens are enclosed and low maintenance. The rear garden houses a handy detached garage providing off road parking a storage.



Entrance Hallway

Access to the sitting room and dining room. Stairs rising to the first floor accommodation.

Sitting Room

15'4" x 11'5" (4.67m" x 3.48m")

Double glazed bay window to front. Radiator. Feature fireplace.

Dining Room

13'3" x 12'3" (4.04m" x 3.73m")

Double glazed window to rear. Radiator. Feature inglenook. Access to:

Kitchen

13'10" x 12'3" (4.22m" x 3.73m")

Double glazed window to side. Door to side opening into the rear gardens. Radiator. One and half drainer sink unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted gas hob with extractor over and oven beneath.

First Floor Landing

Access to both bedrooms and the bathroom. A fitted space saver stair case rises into the loft room

Bedroom One

15'9" x 12'4" (4.80m" x 3.76m")

Double glazed window to front. Radiator.

Bedroom Two

13'2" x 10'3" (4.01m" x 3.12m")

Double glazed window to rear. Radiator.

Bathroom

14'0" x 7'0" (4.27m" x 2.13m")

Double glazed window to rear and side. Stunning bathroom suite comprising of low level w.c, pedestal hand wash basin, freestanding bath and separate shower enclosure.

Loft Room

14'1" x 11'11" (4.29m" x 3.63m")

Double glazed sky light window to rear. Storage in the eaves. Maximum head height clearance of 6'5"

Outside Front

Enclosed low maintenance front gardens.

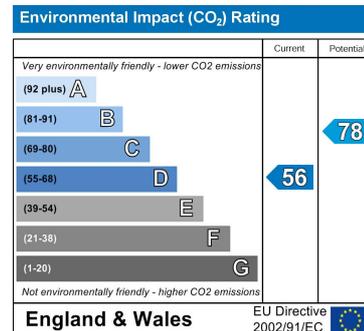
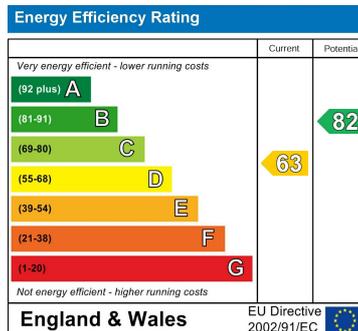
Outside Rear

Enclosed low maintenance rear garden. Access to the detached garage.

Detached Garage

15'7" x 9'1" (4.75m" x 2.77m")

Up and over door to rear. Access from the rear gardens. Power and lighting. Wall mounted gas boiler.



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