



34 Defiance Street, Atherton, M46 0FE £140,000

ARC HOMES are delighted to offer FOR SALE this fantastic, larger than average, end terraced property positioned within a popular location. This excellent home is well presented throughout, is conveniently located within close proximity of Atherton Town centre and boasts generous accommodation including an impressive loft room. Ideal for a range of buyers, early viewing is highly advised. To the front sits an excellent spacious lounge whilst the modern kitchen is located to the rear. To the first floor are two generous bedrooms and a lovely modern bathroom with separate shower enclosure. An inner hallway has stairs which rise to the impressive loft room complete with generous head height clearance and skylight windows. Outside is an enclosed low maintenance rear yard.



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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