



227 Devonshire Road, Atherton, M46 9QB

Offers over £140,000

ARC HOMES are delighted to present this spacious FREEHOLD three-bedroom semi-detached property, ideally located within close proximity to a train station. Offering fantastic potential, the property would benefit from some cosmetic updating, making it an excellent opportunity for a wide range of buyers. The accommodation briefly comprises an entrance hall leading to two generous reception rooms, a kitchen, and an extended utility area with a downstairs W/C. To the first floor, there are three well-proportioned bedrooms, providing flexible living space. Externally, the property boasts both front and rear gardens, along with off-road parking. With its generous layout and great potential, this home is not to be missed. Early viewing is highly recommended to fully appreciate what this property has to offer.



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		
England & Wales		EU Directive 2002/91/EC



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