



416 Wigan Road, Atherton, M46 0QD

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this stunning garden fronted terraced property positioned within a sought after location. This beautiful home is well presented throughout and boasts generous accommodation together with private rear gardens which overlook a children's park. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance vestibule which leads into the lovely well proportioned sitting room. To the rear sits a spacious modern kitchen dining room finished with modern units. To the first floor are two excellent double bedrooms and a modern bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens provide generous outdoor space and back onto a play area.



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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