



55 Cumberland Road, Atherton, M46 9LR £250,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom dormer bungalow positioned at the head of a sought after cul de sac. This fantastic property is well presented throughout and offers generous accommodation together with ample parking and detached garage. Conveniently located at the head of a cul de sac and within close proximity of Atherton Train Station, this lovely home would be ideal for a range of buyers and is offered with no onward chain. Entry is via an entrance porch and hallway which leads into the lovely sitting room. To the rear is a generous modern kitchen dining room whilst to front is a generous ground floor bedroom. A modern shower room completes the ground floor. To the first floor are two further generous bedrooms. Outside, this property is positioned at the head of a sought after cul de sac with lawned front gardens and a driveway which leads to the side towards a detached garage. The enclosed rear gardens are also laid to lawn and provide a good degree of privacy.



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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