



12 Defiance Street, Atherton, M46 0FE Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this beautiful mid terraced property situated within a popular location and within convenient close proximity of Atherton Town Centre and the V2 guided busway. This property is well presented throughout and with no onward chain, would suit a range of prospective purchasers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a modern refitted kitchen dining room which completes the ground floor. To the first floor are two generous bedrooms and a modern bathroom. Outside there is an enclosed rear garden.



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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