





## 17 Defiance Street, Atherton, M46 0FE

### £150,000

ARC HOMES are delighted to offer FOR SALE this beautiful recently refurbished two double bedroom garden fronted terraced positioned within a popular location. This lovely home would suit a range of buyers, is ready to move into and is offered with no onward chain. Conveniently located within close proximity of Atherton Town Centre, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious refitted kitchen dining room. To the first floor are two excellent double bedrooms and a lovely modern bathroom with 'P' shaped shower bath. Outside, both front and rear gardens are enclosed and low maintenance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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