



48 Leigh Road, Atherton, Lancashire M46 0NA £90,000

ARC HOMES are delighted to offer FOR SALE this three bedroom mid terraced property situated within a popular location. This property is in need a refurbishment but has been competitively priced to attract an early sale. Entry is via an entrance vestibule which leads into a well proportioned sitting room. A separate dining provides access into the kitchen and ground floor bathroom. To the first floor are three bedrooms which completes the living accommodation on offer. Outside both front and rear gardens are enclosed and low maintenance.

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 CO2 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 CO2 emissions		
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