



50 Cumberland Road, Atherton, M46 9LG £1,200 Per month

ARC HOMES are delighted to offer TO LET 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 is ready for its new tenant immediately for £1200.00 pcm with a £1384.00 deposit. The ground floor accommodation in brief comprises of well proportioned sitting room, generous modern kitchen dining room, bedroom and modern shower room. To the first floor are two further bedrooms and a modern bathroom. Outside, the front gardens lead to the side towards a detached garage. The enclosed rear gardens are not directly overlooked and come with a gardener who attends fortnightly between March - October.



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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