



152 Wigan Road, Atherton, M46 0LN

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE WITH NO ONWARD CHAIN this beautifully presented two bedroom semi detached property positioned within a sought after location. This property is well presented throughout, occupies a lovely plot and would suit a range of buyers. Entry is via an entrance porch which leads into an impressive dual aspect 24'3" x 11'9" sitting room. A ground floor shower room sits just off the sitting room to the rear. The fantastic kitchen dining room is finished with a range of modern units and completes the ground floor accommodation. To the first floor are two generous bedrooms. Outside, the larger than average front gardens provide ample off road parking. The enclosed rear gardens have been designed to be low maintenance, are split level and provide generous outdoor space.



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		
England & Wales		EU Directive 2002/91/EC 



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