



56 Upton Road, Atherton, Lancashire M46 9RX

Offers in excess of £250,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented extended semi detached property situated in a sought after area in Atherton. The property is conveniently located close to Atherton Train Station and popular local primary schools. With a convenient location, spacious accommodation and plenty transport links close by, early viewing is advised. Entry to the property is via a welcoming entrance hallway with stairs rising to the first floor and providing access to a well proportioned sitting room. To the rear sits a modern fitted kitchen with integrated appliances and dining area. There is a second reception room to the rear of the property, perfect for a home office, play room or second sitting room. To the first floor there are three generous bedrooms and a family bathroom. Outside, to the front is a driveway with off road parking whilst to the rear is a good sized garden and detached garage.



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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