



## 32 Stanley Street, Atherton, Lancashire M46 0AB Offers in excess of £170,000

ARC HOMES are delighted to offer FOR SALE this larger than average garden fronted terraced property positioned within a popular spot and within convenient cost proximity of Atherton Town Centre. This excellent home boasts spacious accommodation and would suit a range of buyers. Entry is via a welcoming entrance hallway which leads into a lovely well proportioned sitting room. An open archway lead to a separate dining room at the front whilst to the rear is a fantastic modern refitted kitchen. To the first floor are two excellent double bedrooms and a generous bathroom with separate shower enclosure. Outside, both front and rear garden 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 CO <sub>2</sub> 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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