



2 Nelson Street, M46 0LJ

£1,600 Per month

****Available from mid September**** Arc Homes are pleased to present this beautifully presented five-bedroom semi-detached property, available TO LET in the heart of Atherton. This modern and spacious home boasts a generous main living area complete with a feature fireplace and a stunning open-plan kitchen and dining space, equipped with integrated appliances, perfect for contemporary family living. Set over three floors, this charming property offers five well-proportioned bedrooms and a modern bathroom suite. The impressive master suite benefits from a stylish en-suite bathroom and a walk-in wardrobe, providing both comfort and convenience. Outside, the rear garden features a raised decked area that steps down to a lawn. To the front, a private driveway provides off-road parking for multiple vehicles.

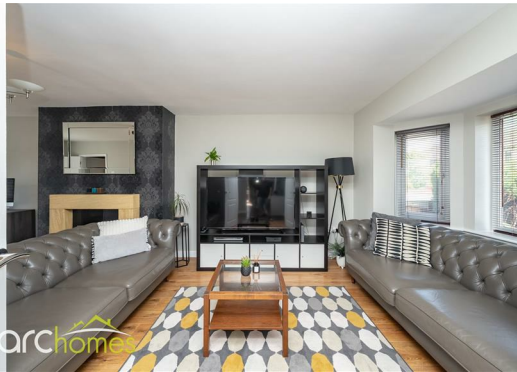
This property is offered unfurnished and early viewing is highly recommended to avoid missing out on this fantastic home. **RESTRICTIONS** - No pets and Bond Scheme or Council Assisted Deposit Scheme not accepted.

Due to a high level of enquires on this property, Arc Homes cannot guarantee that every enquiry can be answered. We suggest if you would like to view, please contact the office to request a viewing. Arc Homes apologises for any inconveniences caused by this.



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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