



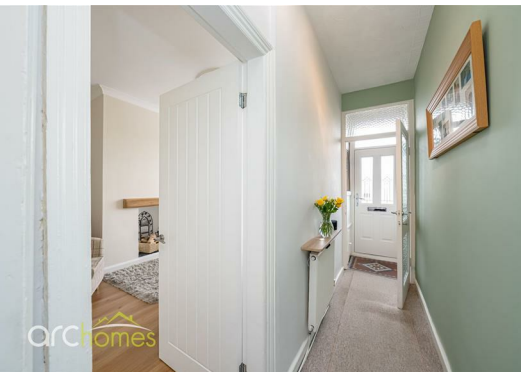
## 190 Hamilton Street, Atherton, M46 0AY £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended garden fronted terraced positioned within a very sought after location facing Atherton Park. Properties in this spot are in high demand and this beautiful home offers generous accommodation together with fantastic presentation. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear sits a separate dining room which leads into the modern fitted kitchen. To the first floor are two excellent double bedrooms and a lovely modern bathroom. Bedroom one sits to the front and faces Atherton Park whilst bedroom two sits to the rear and looks out onto the tennis courts. Outside, this property is not overlooked to bot front and rear. The enclosed private rear gardens are well presented and provide an excellent degree of privacy.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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