



354 Wigan Road, Atherton, Lancashire M46 0QD

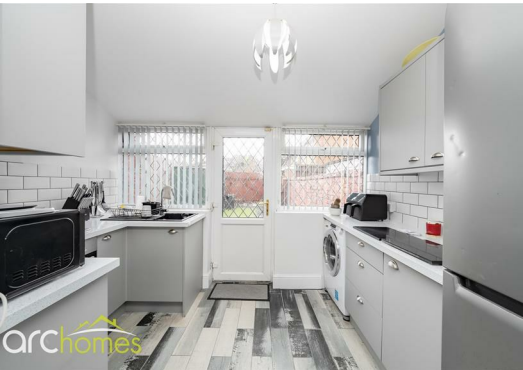
Offers over £160,000

ARC HOMES are delighted to offer FOR SALE - NO CHAIN this fantastic well presented mid terraced property situated within a popular location. This property is presented to a high standard boasting generous accommodation together with two reception rooms and off road parking. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. A generous dining room provides access to a modern kitchen which completes the ground floor accommodation. To the first floor are two double bedrooms and a lovely modern bathroom complete with 'P' shaped shower bath. Outside both front and rear gardens are enclosed and low maintenance. The front gardens provide off road parking. The rear gardens are enclosed with large double gates providing the potential for further parking.



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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