



98 Bolton Old Road, Atherton, Lancashire M46 9DU £650

ARC HOMES are delighted to offer TO LET this absolutely stunning two bedroom terraced property situated within a lovely tucked away elevated position. This gorgeous home is flawlessly presented throughout and is available for just £650pcm with £650 deposit. Entry is via an entrance vestibule which leads into the well proportioned sitting room. The modern fitted kitchen dining room is finished with integrated cooking appliances and completes the ground floor accommodation. To the first floor are two generous bedroom and a beautiful modern shower room. Outside, this property is elevated from the street with a larger than average lawned front garden. The enclosed rear gardens are low maintenance and are not directly overlooked to the rear



Entrance Vestibule

Access to the sitting room.

Sitting Room

13'2" x 12'10" (4.01m" x 3.91m")

Double glazed window to front. Radiator. Feature inglenook fireplace. Door to:

Inner Hallway

Stairs rising to the first floor accommodation.

Kitchen Dining Rom

12'8" x 10'6" (3.86m" x 3.20m")

Two double glazed windows to rear. While sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted gas hob with extractor over and fitted oven beneath. Plumbing for automatic washing machine. Under stars storage cupboards.

First Floor

Access to both bedrooms and the bathroom

Bedroom One

13'1" x 12'11" (3.99m" x 3.94m")

Double glazed window to front. Radiator.

Bedroom Two

10'6" x 7'0" (3.20m" x 2.13m")

Double glazed window to rear. Radiator. Storage cupboard.

Shower Room

7'2" x 5'1" (2.18m" x 1.55m")

Double glazed window to rear. Towel radiator. Modern white suite comprising low level w.c, pedestal hand wash basin and shower enclosure with inset mixer shower.

Outside Front

Positioned with a tucked away elevated position with larger than average lawned front gardens.

Outside rear

Enclosed and low maintenance rear garden which are directly overlooked

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		90
(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		
	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		
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Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	



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