



48 Upton Road, Atherton, M46 9RX

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a very popular location and within close proximity of Atherton Train Station. This fantastic property is competitively priced to attract early interest, is offered within no onward chain and would suit a range of buyers. Early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which leads into the generous dual aspect sitting dining room. The refitted kitchen sits just off the dining area. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern shower room. Outside, this property is located within a very popular spot where demand is high. The front gardens provide ample off roads parking which leads to the side towards a detached garage. The enclosed rear gardens are low maintenance and provide generous outdoor space.



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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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