



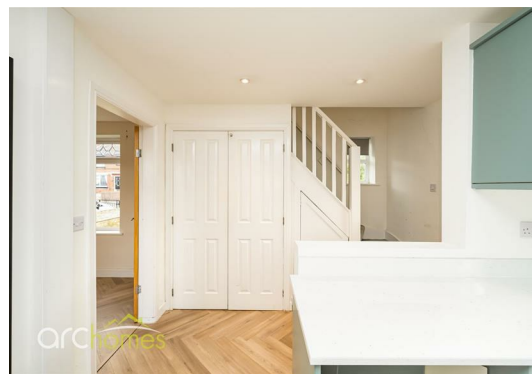
128 Devonshire Road, Atherton, Lancashire M46 9QA Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this excellent FREEHOLD three bedroom semi detached property positioned on a larger than average corner plot. This lovely home is well presented throughout and offers generous accommodation together with fantastic spacious gardens and off road parking. Ideally located within close proximity of a train station, this property is offered with no onward chain and would suit a range of buyers. The ground floor comprises of generous dual aspect sitting room and a modern fitted kitchen. To the first floor are three bedrooms and a modern bathroom. Outside, the corner plot provides enclosed gardens to front, side and rear. There is off road parking to the rear and a detached garage.



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 		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
 info@arc-homes.net

