



6 Mornington Road, Atherton, M46 9GS

Guide price £250,000

ARC HOMES are delighted to offer FOR SALE this rare opportunity to purchase a fantastic bay fronted semi detached property on Mornington Road, just off Newbrook Road in Atherton. Property in this spot is rarely available and extremely sought after. Perhaps in need of some updating, this excellent property boasts fantastic potential and would suit a range of buyers. With off road parking, car port, detached garage and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned bay fronted sitting room. To the rear sits a spacious kitchen dining room with Patio doors opening into a conservatory which opens into the rear gardens. Accessed from the conservatory is a handy WVC and the integral garage. To the first floor are two generous bedrooms, a bathroom and a separate shower room. A fitted staircase rises to the second floor bedroom* which completes the accommodation. Outside, this property is located within a quiet cul de sac with front gardens providing off road parking in front of a car port and detached garage. The enclosed rear gardens are laid to lawn and offer a good degree of privacy.

Important Notice: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, and information are provided in good faith, but Arc Homes has not tested any services, appliances, or fittings. Intending purchasers must satisfy themselves as to their accuracy by inspection or otherwise.

*We have been advised by the current owners that the second floor bedroom has been completed in line to be classed as a bedroom. Intending purchasers must satisfy themselves as to their accuracy by inspection or otherwise.



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		
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(21-38) F		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

