



109 Douglas Street, Atherton, Lancashire M46 9EB Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this gorgeous extended semi detached property situated in one of Atherton's most sought after locations. This beautiful home is well presented throughout and is located at the cul de sac end of Douglas Street. Conveniently placed within close proximity of Atherton Train Station and bus routes, this lovely home would suit a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and well proportioned sitting room. A modern kitchen dining room sits in the centre the ground floor and opens into a beautiful family room which has French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern shower room. Outside, the front gardens are enclosed and provide off road parking in front of the garage. The enclosed rear gardens are well presented and laid to lawn with paved and decked patio areas.



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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