



2 Sumner Street, Atherton, M46 0DJ

Offers over £150,000

ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this excellent spacious three bedroom end terraced property positioned within a popular spot conveniently close to Atherton Town Centre. This property would suit a range of buyers including first time buyers and buy to let investors and early viewing is advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear is a modern kitchen dining room which leads to a handy utility room. To the first floor are three bedrooms and a modern bathroom. Outside, the enclosed rear gardens are low maintenance with covered patio area.



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 CO2 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 CO2 emissions		
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