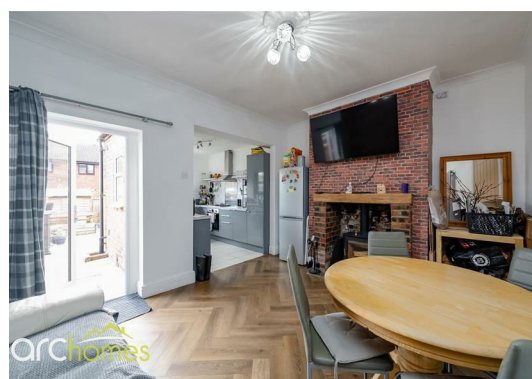




260 Leigh Road, Atherton, M46 0PN

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent extended bay fronted terraced property positioned within a very sought after Howe Bridge location. This fantastic home offers generous accommodation and would suit a range of buyers. Entry is via a welcoming entrance vestibule and hallway which leads into a well proportioned bay fronted sitting room. To the rear sits an excellent separate dining room complete with solid fuel stove. A modern refitted kitchen completes the ground floor accommodation. To the first floor are two fantastic double bedrooms and a modern bathroom. Outside, both front and rear gardens are enclosed, well presented and low maintenance.



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		
England & Wales		EU Directive 2002/91/EC 



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