



356 Wigan Road, Atherton, M46 0QD

Offers over £150,000

ARC HOMES are delighted to offer FORS ALE this excellent well appointed garden fronted mid terraced property positioned within a sought after location. This lovely home is well presented throughout and boasts generous accommodation. With off road parking to the rear this fantastic property would suit a range of buyers and early viewing is advised. Entry is via an entrance vestibule which lead into a well proportioned sitting room. To the rear sits a spacious modern kitchen dining room. To the first floor are two double bedrooms and a modern shower room. Outside, the front gardens are enclosed and low maintenance. Other residents have utilised the front gardens for off road parking making this possible subject to necessary permissions. The enclosed rear gardens are larger than average and low maintenance with larger double gates opening to provide off road parking.



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		
	72	80
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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