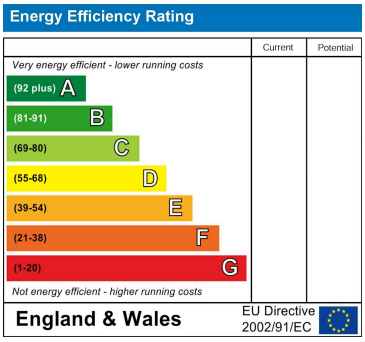
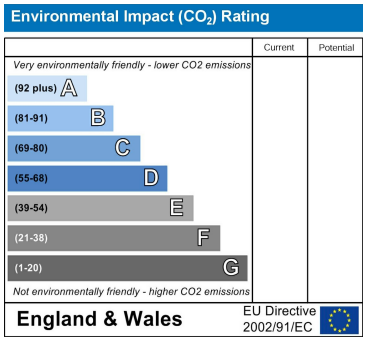
# 265 Wardour Street, Atherton, Lancashire M46 0BA

## Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning three bedroom semi detached property situated within one of Atherton's most sought after locations. Wardour Street is a quiet street facing playing fields and boasts fabulous views. This property has been extended to the rear to create larger than average ground floor accommodation and is very well presented throughout. With off road parking, and a garage, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear is an impressive 18'0" x 14'9" open plan kitchen family room which has been finished with modern units and central island. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking in front of the detached garage. The enclosed side and rear gardens offer good outdoor space and have been designed to be low maintenance.



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