



## 53 Stanley Street, Atherton, M46 0AD

### Offers in excess of £170,000

ARC HOMES are delighted to offer FOR SALE this gorgeous recently refurbished garden front terraced property positioned on the ever sought after Stanley Street close by to Atherton Town Centre. This fantastic home has been refurbished to a high standard, is well presented throughout and is offered with no onward chain. Entry is via an entrance vestibule which leads into the lovely well-proportioned sitting room. To the rear sits a modern fitted kitchen, dining room. To the first floor are two generous bedrooms and a modern bathroom. Outside, both front and rear gardens are enclosed and low maintenance.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO2 emissions		
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