



90 Wigan Road, Atherton, Lancashire M46 0LN

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic and beautifully presented end terraced property positioned within a sought after location. This lovely home is well presented throughout and boasts generous accommodation including a loft room. With private rear gardens and off road parking to the rear, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a fantastic modern refitted kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom. A fitted space saver staircase rises to the impressive loft room complete with generous head height clearance and skylight window. Outside, the front and rear gardens are enclosed and low maintenance. The rear gardens back onto park land providing a good degree of privacy. Just to the rear of the garden is plot where the vendors are able to park a vehicle.



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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