



## 97 Devonshire Road, Atherton, M46 9WN

Offers over £170,000

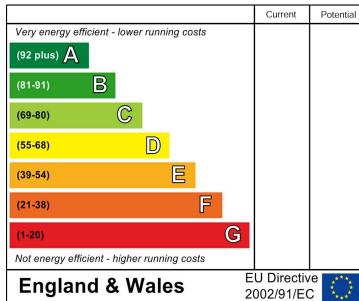
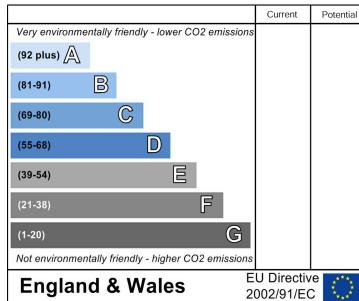
ARC HOMES are delighted to offer FOR SALE this fantastic end-terrace property, situated in a popular location and within convenient proximity to a train station and bus links. This excellent home faces playing fields and would suit a wide range of buyers.

The property provides generous accommodation, together with private rear gardens and ample parking. Entry is via an entrance hallway, which leads into the well-proportioned sitting room. To the rear is a modern fitted kitchen diner, complete with handy storage.

To the first floor are three generous bedrooms and a family bathroom.

Outside, the front garden provides ample off-road parking and leads down the side of the property to a detached garage. The enclosed rear garden offers fantastic outdoor space, together with a good degree of privacy.



**Energy Efficiency Rating****Environmental Impact (CO<sub>2</sub>) Rating**

30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net