



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		
	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		
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