



## 6 Low Green, Atherton, M46 9HS

### £350,000

ARC HOMES are delighted to offer FOR SALE this amazing detached bungalow positioned within a very sought after location and occupying an enviable larger than average plot. This excellent property boasts generous accommodation and has been utilised as two dwellings by the current owners. Ideal for a range of buyers, this fantastic home has endless potential and early viewing is highly advised. A spacious entrance hallway provides access to a well proportioned sitting room with a kitchen dining room sitting just off it to the rear. The entrance hallway also provides access into a double bedroom and shower room. An inner hallway provides access to the remainder of the accommodation which in brief comprises of additional sitting room, lounge looking into the gardens, an additional kitchen and two double bedrooms. The master bedroom benefits from a separate dressing room and en suite shower room. Outside, this property is located within a very sought after spot. The front gardens are open plan with off road parking in front of the garage store. The enclosed rear gardens are very well presented and provide generous outdoor space together with a good degree of privacy.



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>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>                                    |         |                            |
| (1-20) <b>G</b>                                     |         |                            |
| Not environmentally friendly - higher CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



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