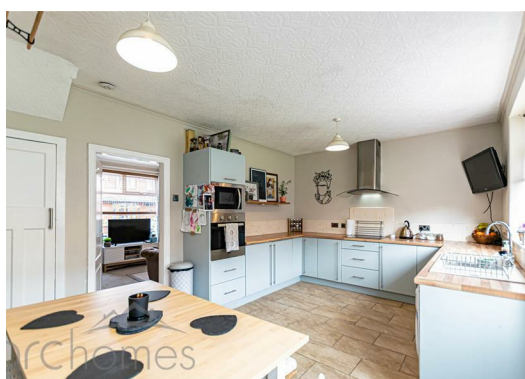




## 9 Leighton Street, Atherton, Lancashire M46 0JP

### Offers in excess of £140,000

ARC HOMES are delighted to offer FOR SALE this absolutely fantastic two bedroom semi detached property situated on the popular and sought after "L" development in Atherton. This gorgeous home is offered with no onward chain, is well presented throughout and boasts generous accommodation together with lovely enclosed gardens. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the modern refitted kitchen dining room complete with a range of integrated appliances which completes the ground floor accommodation. To the first floor are two generous double bedrooms and a modern bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens offer excellent outdoor space and are laid to lawn with paved and decked patio areas.





Entrance Hallway

Stairs rising to the first floor accommodation

Sitting Room

12'6" x 11'5" (3.81m" x 3.48m")

Double glazed window to front. Radiator.

Kitchen Dining Room

16'3" x 11'1" (4.95m" x 3.38m")

Double glazed window to rear. Door opening into the rear gardens. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted electric hob with extractor over and separate eye level oven fitted oven. integrated fridge, integrated freezer and integrated dishwasher. Plumbing for automatic washing machine. Understairs storage cupboard.

First Floor

Access to both bedrooms and the bathroom.

Bedroom One

16'3" (max) x 11'5" (4.95m" (max) x 3.48m")

Double glazed window to front. Radiator.

Bedroom Two

11'0" x 10'0" (3.35m" x 3.05m")

Double glazed window to rear. Radiator.

Bathroom

6'1" x 5'11" (1.85m" x 1.80m")

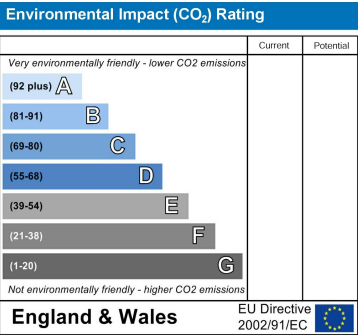
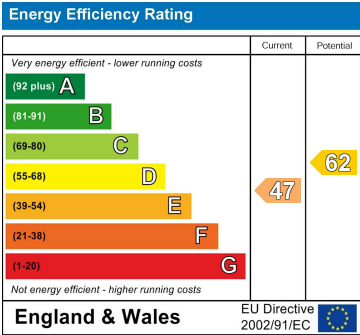
Double glazed window to rear. Radiator, Low level w.c, pedestal hand wash basin and panelled bath

Outside Front

Enclosed low maintenance front gardens

Outside Rear

Excellent enclosed rear gardens which are laid to lawn with paved and decked patio areas.



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