





6 Springfield Road, Atherton, M46 9RZ

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended true bungalow positioned within a very sought after location and conveniently close by to Atherton Train Station. This fantastic property boasts generous accommodation together with ample off road parking and generous private rear gardens. With no onward chain, early viewing is highly advised. Entry is via an entrance hallway which provides access into the well proportioned sitting room and modern refitted kitchen. This property has been extended to the rear to create a separate dining room which leads into a handy cloakroom and double bedroom. A further double bedroom and modern shower room complete the accommodation. Outside, the front gardens are enclosed and provide ample off road parking in front of the detached garage. The enclosed rear gardens have been designed to be low maintenance providing generous outdoor space together with an excellent 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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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