




243 Wardour Street, Atherton, Lancashire M46 0BA

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning two bedroom terraced property situated within one of Atherton's most sought after locations. Wardour Street is a quiet street facing fields and boasts fabulous open aspect views. This property has been extended to the rear to create a separate utility room and ground floor wc. Property in this spot is rarely available and extremely sought after so call Arc Homes on 01942363599 to book your viewing early. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear is a lovely modern kitchen breakfast room finished with French doors which open into the rear gardens. A handy separate utility and ground floor WC completes the ground floor accommodation. To the first floor are two generous bedrooms and a modern bathroom. Bedroom one is located to the front of the property taking advantage of the gorgeous views. Outside, both front and rear gardens are enclosed and low maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	
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		
England & Wales		EU Directive 2002/91/EC



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