



## 122 Leigh Road, Atherton, M46 0PA Offers over £125,000

ARC HOMES are delighted to offer FOR SALE this excellent opportunity located in the sought after area of Howe Bridge, Atherton. This two double bedroom bay fronted terraced is perhaps in need of some cosmetic updating but would suit a range of buyers and is offered with no onward chain. Early viewing is advised. Entry is via an entrance hallway which leads into the bay fronted sitting room. To the rear is a spacious kitchen dining room which leads into a separate utility and what was once a downstairs wc ( could easily be utilised as one again.) To the first floor are two generous bedrooms and a modern bathroom. Outside, this property is positioned within a sought after spot with both front and rear gardens being enclosed and low maintenance.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
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