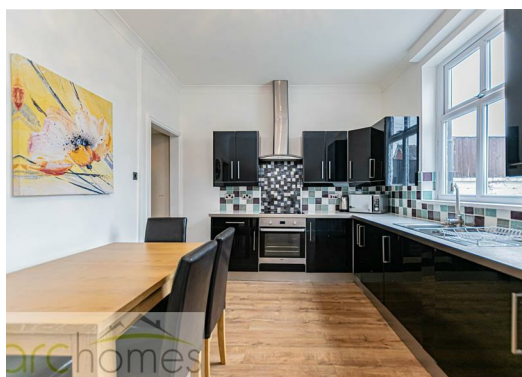




## 26 Thomas Street, Atherton, Lancashire M46 9DP

### Offers in excess of £110,000

ARC HOMES are delighted to offer FOR SALE this excellent terraced property situated within a popular Town Centre location and within convenient close proximity to the V2 guided busway. This fantastic property would suit a range of buyers and is well presented throughout boasts generous accommodation in two generous bedrooms and a useful loft room accessed via a fixed staircase. Entry is via an entrance vestibule which leads into the well proportioned sitting room. An inner hallway leads to a modern refitted kitchen dining room finished with integrated appliances. To the first floor are two generous bedrooms and a modern bathroom with corner bath. A fitted staircase rises to the loft room complete with skylight window and a maximum head height clearance of 6'0" Outside the rear gardens are enclosed and low maintenance.





Entrance Vestibule

Door to:

Sitting Room

14'6" x 13'2" (4.42m" x 4.01m")

Double glazed window to front. Radiator. Feature fireplace.

Inner Hallway

Stairs rising to the first floor accommodation. Door to:

Kitchen Dining Room

14'5" x 10'1" (4.39m" x 3.07m")

Double glazed window to rear. Double glazed door opening into the rear gardens. Radiator. One and half sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted electric hob with extractor over and oven beneath. Integrated fridge, freezer and washing machine. Understairs storage cupboard.

First Floor

Access to both bedrooms and the bathroom. Door to the stairs which rise to the loft room.

Bedroom One

14'6" x 13'1" (4.42m" x 3.99m")

Double glazed window to front. Radiator. Fitted storage.

Bedroom Two

10'1" x 7'1" (3.07m" x 2.16m")

Double glazed window to rear. Radiator.

Bathroom

7'4" x 6'11" (max) (2.24m" x 2.11m" (max))

Double glazed window to rear. Radiator. Modern white suite comprising low level w.c, pedestal hand wash basin and panelled corner bath with mixer shower over. Storage Cupboard.

Loft Room

14'4" x 14'7" (into eaves) (4.37m" x 4.45m" (into eaves))

Double glazed sky light window to rear. radiator. Storage in the eaves. Maximum head height clearance of 6'0"

Outside Rear

Enclosed low maintenance rear gardens.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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