



## 46 Elizabeth Street, Atherton, Lancashire M46 9JN

£119,950

ARC HOMES are delighted to offer FOR SALE this fantastic extended terraced property situated within a very popular location. This excellent home offers generous accommodation including two reception rooms and is well presented throughout. Entry is via an entrance vestibule and hallway which opens into the well proportioned sitting room. A separate dining room sits to the rear and provides access into the lovely kitchen finished with modern units, cooking appliances and sky light window. To the first floor are two double bedrooms and a modern shower room. Outside, both front and rear gardens are enclosed and low maintenance.





## Entrance Vestibule

Door to:

## Entrance Hallway

Stairs rising to the first floor accommodation. Access to the dining room. Open archway leading into the sitting room

## Sitting Room

15'2" x 10'6" (4.62m" x 3.20m")

Double glazed window to front. Radiator.

## Dining Room

14'8" x 9'7" (4.47m" x 2.92m")

Double glazed bay window to rear. Radiator. Understairs storage cupboard. Access to the kitchen.

## Kitchen

10'11" x 6'11" (3.33m" x 2.11m")

Two double glazed windows to side. Double glazed sky light window. Door opening into the rear gardens. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted extractor with gas hob beneath. Separate eye level oven. Plumbing for automatic washing machine.

## First Floor

Access to both bedrooms and the shower room.

## Bedroom One

14'9" x 12'9" (4.50m" x 3.89m")

Double glazed window to front. Radiator.

## Bedroom Two

14'8" x 7'3" (4.47m" x 2.21m")

Double glazed window to rear. Radiator.

## Shower Room

9'4" x 7'3" (2.84m" x 2.21m")

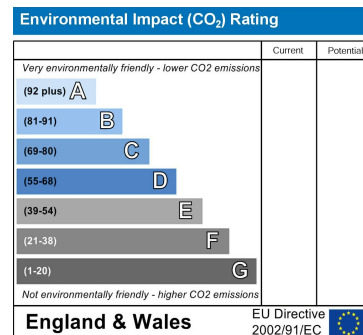
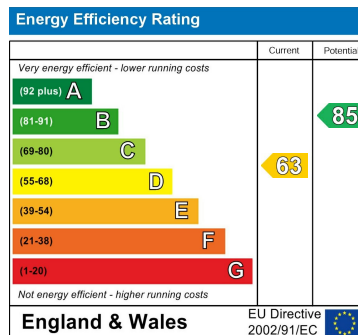
Double glazed window to rear. Radiator. Low level w.c, pedestal hand wash basin and shower enclosure.

## Outside front

Enclosed low maintenance front gardens

## Outside Rear

Enclosed low maintenance rear gardens.



69 Market Street Atherton, M46 0DA

T. 01942 363599

info@arc-homes.net