



6 Hamilton Street, Atherton, Lancashire M46 0AS

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous garden fronted mid terraced property positioned within a sought after location. This stunning home is well presented throughout and boasts generous accommodation. Ideal for a range of buyers, property in this location of this standard do not stay on the market for long and early viewing is advised. Entry is via an entrance porch which leads into the lovely spacious sitting room. To the rear sits the beautiful modern refitted kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom complete with separate shower enclosure. Outside both front and rear gardens are enclosed and low maintenance. The enclosed rear gardens are south facing and provide a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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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