





## 4 Hesketh Street, Atherton, M46 9JJ Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this excellent and larger than average two / three bedroom extended end terraced situated within a popular location. This excellent well presented home boasts generous accommodation and would suit a range a buyers. Entry is via an entrance vestibule and hallway which leads into the fantastic dining room. To the first front of the property is a well proportioned sitting room whilst to the rear is a gorgeous modern kitchen finished with modern units and quartz surfaces. To the first floor are three good size bedrooms and a modern bathroom. Outside, the rear gardens offer good outdoor space.



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>		
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