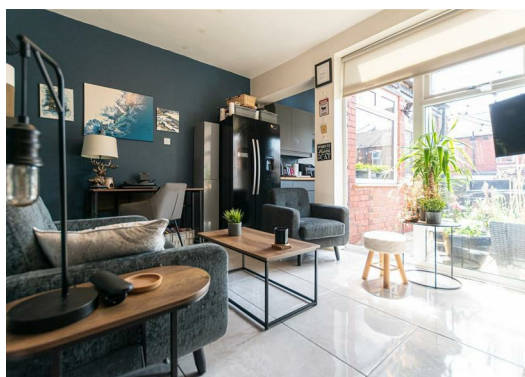




58 Hamilton Street, Atherton, M46 0AT

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this gorgeous extended garden fronted terrace property situated in one of Atherton's most sought after locations. This property is beautifully presented throughout and is a true credit to the current owner. With generous accommodation, flawless finish and convenient location, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room with log burning fire. There is a second reception room to the rear also benefitting from a log burner and patio doors opening to the rear garden. There is a modern fitted kitchen completing the ground floor accommodation. To the first floor are two double bedrooms and a stunning spacious bathroom. Outside to the front, there is well presented garden, whilst to the rear is a low maintenance decked garden with hot tub area.



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 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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