



258 Leigh Road, Atherton, Lancashire M46 0PN

Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this excellent garden fronted terraced situated within a very popular location in Howe Bridge. Property in this location is extremely sought after and early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which leads into the well proportioned sitting room. An inner hallway provides access into the kitchen dining room. To the first floor are two bedrooms and a bathroom. Outside, both front and rear garden enclosed and low maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	
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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