



## 289 Devonshire Road, Atherton, Lancashire M46 9QB

£180,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average semi detached property positioned within a popular spot and close by to a train station. This beautiful home is a credit to the current owners and offers generous accommodation together with private rear gardens and ample off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely sitting room. The sitting room opens to the rear into a gorgeous separate dining room which has patio doors opening into the rear gardens. A modern split kitchen completes the ground floor. To the first floor are two excellent double bedrooms with the master bedroom boasting a separate dressing room / study. A modern bathroom completes the first floor. Outside, the front gardens provide ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens provide generous outdoor space and are not directly overlooked to the rear



| 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  |         |           |
| England & Wales<br>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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| (1-20) <b>G</b>  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |         |           |
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