



## 15 Mayfield Street, M46 0AQ Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD garden fronted terraced property positioned within a sought after location and in convenient close proximity of Atherton Town Centre and popular schools. This beautiful home is flawlessly presented throughout, offered with no onward chain and would suit a range of buyers. Entry is via an entrance vestibule which leads into a lovely well proportioned sitting room. To the rear sits the fantastic modern refitted kitchen dining room with French doors leading into a conservatory finished with glazed roof. To the first floor are two excellent double bedrooms, master with fitted wardrobes and a fabulous modern bathroom with 'P' shaped shower bath. Outside, both front and rear gardens are enclosed and low maintenance.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

