



32 Stanley Street, Atherton, Lancashire M46 0AB Offers in excess of £170,000

ARC HOMES are delighted to offer FOR SALE this larger than average garden fronted terraced property positioned within a popular spot and within convenient cost proximity of Atherton Town Centre. This excellent home boasts spacious accommodation and would suit a range of buyers. Entry is via a welcoming entrance hallway which leads into a lovely well proportioned sitting room. An open archway lead to a separate dining room at the front whilst to the rear is a fantastic modern refitted kitchen. To the first floor are two excellent double bedrooms and a generous bathroom with separate shower enclosure. Outside, both front and rear garden 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 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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