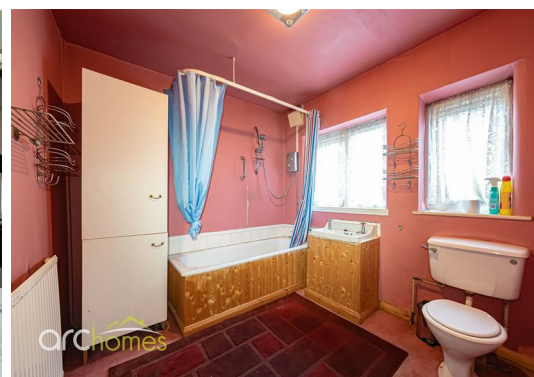




227 Devonshire Road, Atherton, M46 9QB Offers over £140,000

ARC HOMES are delighted to present this spacious FREEHOLD three-bedroom semi-detached property, ideally located within close proximity to a train station. Offering fantastic potential, the property would benefit from some cosmetic updating, making it an excellent opportunity for a wide range of buyers. The accommodation briefly comprises an entrance hall leading to two generous reception rooms, a kitchen, and an extended utility area with a downstairs W/C. To the first floor, there are three well-proportioned bedrooms, providing flexible living space. Externally, the property boasts both front and rear gardens, along with off-road parking. With its generous layout and great potential, this home is not to be missed. Early viewing is highly recommended to fully appreciate what this property has to offer.



| 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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