



## 26 Car Bank Street, Atherton, Lancashire M46 9NJ £129,950

ARC HOMES are delighted to offer FOR SALE this well proportioned three bedroom semi detached property in Atherton. This property is perhaps in need of a little cosmetic updating but boasts excellent potential. With two reception room, three generous bedrooms and no onward chain this property is an ideal purchase for a range of buyers. Entry is via an entrance hallway. The sitting room boasts French doors opening onto the rear gardens and also provides access to the separate bay fronted dining room and kitchen. To the first floor are three bedrooms and a bathroom with separate shower enclosure. Outside both front and rear gardens are enclosed and relatively low maintenance.



### Entrance Hallway

Wall mounted gas boiler, Stairs rising to the first floor accommodation. Access to the sitting room.

### Sitting Room

13'8" x 10'11" (4.17m" x 3.33m")

Double glazed French doors opening onto the rear gardens. Radiator. Feature fireplace. Access to the kitchen. Open archway leading into the dining room.

### Dining Room

12'6" x 11'9" (3.81m" x 3.58m")

Double glazed bay window to front. Radiator.

### Kitchen

10'4" x 7'11" (3.15m" x 2.41m")

Double glazed window to side. Double glazed door to rear opening onto the rear gardens. Sink drainer unit. Range of base and wall mounted units. Work surfaces with cupboards and drawers beneath.

### First Floor

Double glazed window to side. Access to all three bedrooms and the bathroom.

### Bedroom One

13'0" x 11'2" (3.96m" x 3.40m")

Double glazed window to front. Radiator.

### Bedroom Two

11'1" x 10'9" (3.38m" x 3.28m")

Double glazed window to rear. Radiator.

### Bedroom Three

8'11" x 8'0" (2.72m" x 2.44m")

Double glazed window to front. Radiator.

### Bathroom

7'10" x 6'2" (2.39m" x 1.88m")

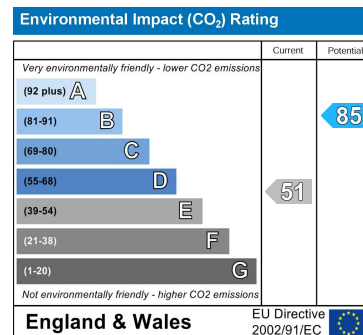
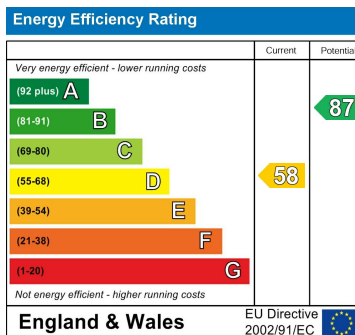
Double glazed window to rear. Low level w.c, pedestal hand wash basin, panelled bath and separate shower enclosure.

### Outside Front

Enclosed front gardens with gated side access to the rear gardens.

### Outside Rear

Enclosed low maintenance rear gardens which are not directly overlooked to the rear.



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