



22 Argyle Street, Atherton, M46 0AW Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic and recently refurbished extended mid terraced property positioned within a sought after quiet cul de sac near Atherton Town Centre. This beautiful home is offered with no onward chain and would suit a range of buyers. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits a spacious separate dining room with French doors opening into the rear gardens. A lovely modern kitchen sits to the rear and completes the ground. To the first floor are two excellent double bedrooms and a modern bathroom. Outside, this property is positioned within a cul de sac with enclosed low maintenance rear gardens. The enclosed rear gardens are larger than average and are well presented.



| 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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