



## 55 Cumberland Road, Atherton, M46 9LR

### Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom dormer bungalow positioned at the head of a sought after cul de sac. This fantastic property is well presented throughout and offers generous accommodation together with ample parking and detached garage. Conveniently located at the head of a cul de sac and within close proximity of Atherton Train Station, this lovely home would be ideal for a range of buyers and is offered with no onward chain. Entry is via an entrance porch and hallway which leads into the lovely sitting room. To the rear is a generous modern kitchen dining room whilst to front is a generous ground floor bedroom. A modern shower room completes the ground floor. To the first floor are two further generous bedrooms. Outside, this property is positioned at the head of a sought after cul de sac with lawned front gardens and a driveway which leads to the side towards a detached garage. The enclosed rear gardens are also laid to lawn and provide a good degree of privacy.



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

