



261 Leigh Road, Atherton, M46 0PQ

Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this lovely two bedroom end terraced property positioned within a very sought after Howe Bridge location. This excellent property is offered with no onward chain, boasts off road parking and would suit a range of buyers. With two receptions and a competitive asking price, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to into a well proportioned sitting room. A separate dining room sits to the rear and leads into the spacious kitchen. A rear hallway just off the kitchen leads into the rear gardens. To the first floor are two generous bedrooms and a shower room. Outside, there is off road parking to the side and a detached garage. The enclosed rear gardens are low maintenance and provide a good degree of privacy.



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 CO2 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 CO2 emissions		
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