



27 Argyle Street, Atherton, Lancashire M46 0AW

Offers over £170,000

ARC HOMES are delighted to offer for sale this fantastic, garden-fronted terraced property positioned within a very sought-after cul-de-sac, conveniently located close to Atherton Town Centre. This fantastic home is well presented throughout and would suit a range of buyers. Property in this spot is rarely available and, with beautiful presentation together with generous accommodation and an excellent rear garden, early viewing is advised.

Entry is via an entrance vestibule which leads into a well-proportioned sitting room. To the rear sits the excellent refitted kitchen-dining room. To the first floor are two double bedrooms and a beautiful modern bathroom with a "P"-shaped shower bath. Outside, the front gardens are enclosed and low maintenance. To the rear is an enclosed, low-maintenance rear garden providing excellent outdoor space together with 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 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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