



## 366 Wigan Road, Atherton, M46 0QD Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this excellent garden front mid terraced property positioned within a sought after spot on Wigan Road, Atherton. This beautiful home has been extended to the rear to create larger than average accommodation and boasts a detached garage. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance vestibule and hallway which leads into the excellent sitting room. To the rear sits a spacious separate dining room, modern refitted kitchen and ground floor bathroom. To the first floor are three excellent double bedrooms. Outside both front and rear gardens are enclosed and low maintenance. Located to the rear is a detached garage ideal for storage or off road parking.



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		
<b>England &amp; Wales</b>	EU Directive 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		
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