



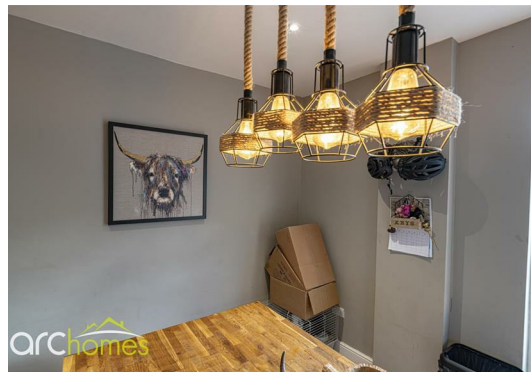
7 Hampson Street, Atherton, M46 0DE Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this lovely end terraced property positioned within a popular spot and within close proximity of Atherton Town Centre. This well presented home would suit a range of buyers and, with no onward chain, early viewing is advised. A well proportioned sitting room sits to the front whilst to the rear is a modern refitted kitchen complete with central island and french doors opening into the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, the enclosed rear gardens are larger than average providing generous outdoor space and 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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