



131 Leigh Road, Atherton, Lancashire M46 0PB

Offers over £100,000

ARC HOMES are delighted to offer FOR SALE this excellent larger than average terraced property positioned within a popular Howe Bridge location. This excellent home is perhaps in need of cosmetic updating but it boasts fantastic potential and would suit a range of buyers. With a competitive asking and no onward chain, early viewing is advised. The accommodation in brief comprises of sitting room, separate dining room fitted kitchen and an inner hallway which leads into a downstairs cloakroom. To the first floor are two generous bedrooms, an additional room which would be perfect for a study and a shower room. Outside there is an enclosed low maintenance rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(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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