



## 3 Mather Street, Atherton, Lancashire M46 0EP

### £120,000

ARC HOMES are delighted to offer FOR SALE this excellent THREE bedroom property positioned within a sought after location close the Town Centre. This property is perhaps in need of some cosmetic updating but holds lots of potential, is offered with no onward chain and is competitively priced to attract early interest. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits the separate dining kitchen. To the first floor are three generous bedrooms and a bathroom. Outside, there is an enclosed low maintenance rear garden.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

