



42 Douglas Street, Atherton, M46 9EB Offers in the region of £200,000

ARC HOMES are delighted to offer FOR SALE this excellent semi detached dormer bungalow situated within a very sought after location and within close proximity of Atherton Train Station. This fantastic property would suit a range of buyers and boasts ample parking, garage, private rear gardens and no onward chain. Entry is via an entrance hallway which leads into a well proportioned sitting room. The sitting room has an open archway leading into a separate dining room. The kitchen dining room sits to the rear and has stairs rising to the first floor. A generous bedroom and shower room completes the ground floor. To the first floor are two further generous bedrooms. Outside, the front gardens are enclosed and provide ample parking which leads to the side towards a detached garage. The enclosed rear gardens are laid to lawn and provide 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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