



## 61 Sumner Street, Atherton, M46 0LA Offers over £135,000

ARC HOMES are delighted to offer FOR SALE this excellent extended three bedroom terraced property situated within a very sought after location and offered with no onward chain. This fantastic property is conveniently located with close proximity of Atherton Town Centre and would suit a range of buyers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a separate dining room which provides access to the fitted kitchen. An inner hallway leads to a downstairs shower room room. To the first floor are three generous bedrooms. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are also low maintenance are are covered with a carport accessed from the rear via an up and over door.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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