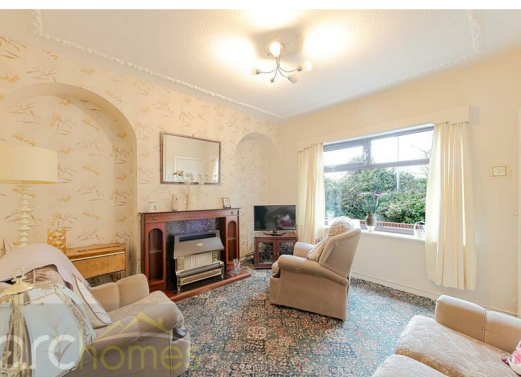




2 Leighton Avenue, Atherton, M46 0NE Offers over £165,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a quiet tucked away position on the ever sought after 'L's Development in Atherton. This lovely home offers fantastic potential and has been priced to attract early interest. With off road parking, detached garage and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a separate dining room which leads into the kitchen. To the first floor are three generous bedrooms and a bathroom. Outside, this property is located within a very quiet tucked away spot. The front gardens are enclosed, not overlooked and provide off road parking in front of the detached garage. The enclosed rear gardens are well presented, laid to lawn and provide an excellent 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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

