



105 Hamilton Street, Atherton, Lancashire M46 0AY Offers over £150,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning bay fronted terraced property situated within a very sought after location. This excellent property offers generous accommodation and would be ideal for a range of buyers. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which leads into the lovely well proportioned bay fronted sitting room. To the rear is an excellent spacious modern kitchen dining room which leads into a separate utility room. To the first floor are two fantastic bedrooms and a modern bathroom complete with separate shower enclosure. Outside, both front and rear gardens are enclosed and low maintenance.



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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