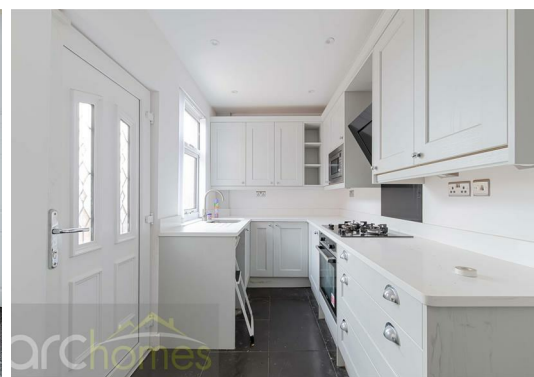




434 Wigan Road, Atherton, M46 0QD Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average property boasting two excellent reception rooms, three bedrooms and an impressive loft room. This excellent home is positioned within sought after spot, offering generous accommodation and, with no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned bay fronted sitting room. To the rear sits the spacious second reception room which leads into a modern kitchen. To the first floor are three generous bedrooms and a modern shower room. A fired staircase rises into an impressive loft room complete with skylight windows. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens low maintenance and use a detached garage.



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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