



69 Wardour Street, Atherton, M46 0AR £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic mid terraced property situated on one of Atherton's most sought after streets. Property in this location rarely stay on the market for long given their convenient close proximity to amenities and stunning open aspect views to the front. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room. To the first floor are two double bedrooms and a modern bathroom. Bedroom one sits to the front and takes advantage of lovely open aspect views. 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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

