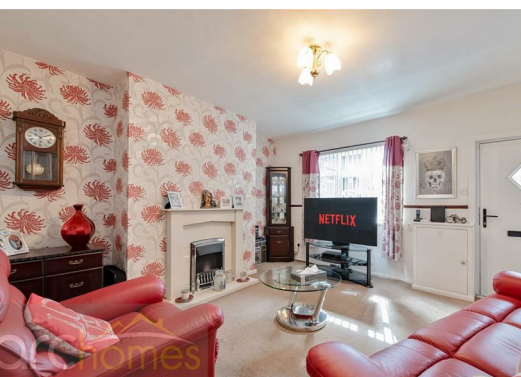




## 171 Leigh Road, Atherton, M46 0PB Offers over £140,000

ARC HOMES are delighted to offer FOR SALE this lovely Grade 2 Listed, two bedroom, miners cottage in the popular area of Howe Bridge. This lovely property is positioned within a very sought after location and would be ideal for a range of buyers. A well proportioned sitting room sits to the front of the property whilst to the rear is a separate dining room and fitted kitchen. To the first floor are two generous bedrooms and a fab modern bathroom with corner bath and separate shower enclosure. Outside, this property is positioned in an elevated position on 'The Promenade' with enclosed low maintenance gardens to both front and rear



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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