





## 136 Douglas Road, Atherton, Lancashire M46 9FE

### £275,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom true bungalow positioned on one of Atherton's most desirable locations. This beautiful property has been fully refurbished, is well presented throughout and boasts a generous plot providing ample parking, car port and private rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the lovely well proportioned sitting room. A modern kitchen dining room sits to the front whilst to the rear are three excellent bedrooms and a shower room. Outside, this property is positioned on a larger than average plot providing fantastic front gardens, ample parking and a handy covered car port with automatic roller door. The enclosed rear gardens are well presented and are not overlooked providing an excellent degree of privacy.



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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