



## 8 Bag Lane, Atherton, Lancashire M46 0DH Offers in excess of £125,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented two bedroom terraced property conveniently positioned within close proximity of Atherton's Town Centre and across from a V2 stop. This excellent property is ready to move into and early viewing is highly advised to avoid missing out. To the front of the property sits a well proportioned sitting room whilst to the rear is a beautiful modern kitchen dining room complete with breakfast bar and cooking appliances. A rear hallway provides access to a downstairs cloakroom. To the first floor are two double bedrooms and a lovely modern bathroom. Outside, there is an enclosed, low maintenance rear garden. Located to the rear of the property is an additional plot with three garages. We are waiting for more details regarding this plot.





### Sitting Room

12'11" x 10'8" (3.94m" x 3.25m")

Double glazed window to front. Radiator. Door to:

### Inner Hallway

Radiator. Stairs rising to the first floor accommodation. Access to:

### Kitchen Dining Room

13'6" x 12'11" (4.11m" x 3.94m")

Double glazed window to rear. Stainless steel sink drainer unit. Range of modern high gloss base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted breakfast bar. Stainless steel gas hob with extractor over and oven beneath. Plumbing for automatic washing machine. Access to the rear hallway.

### Rear Hallway

Double glazed door to side opening onto the rear gardens. Access to the downstairs cloakroom.

### Downstairs Cloakroom

Double glazed window to side. Low level wc and vanity hand wash basin.

### First Floor

Access to both bedrooms and the bathroom

### Bedroom One

12'11" x 10'9" (3.94m" x 3.28m")

Double glazed window to front. Radiator.

### Bedroom Two

13'7" x 8'4" (4.14m" x 2.54m")

Double glazed window to front.

### Bathroom

9'0" x 6'3" (2.74m" x 1.91m")

Double glazed window to rear. Modern white suite comprising low level w.c., pedestal hand wash basin unit and panelled bath with electric shower over.

### Outside Rear

Enclosed low maintenance rear gardens

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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