



## 56 Upton Road, Atherton, Lancashire M46 9RX

### £260,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented extended semi detached property situated in a sought after area in Atherton. The property is conveniently located close to Atherton Train Station and popular local primary schools. With a convenient location, spacious accommodation and plenty transport links close by, early viewing is advised. Entry to the property is via a welcoming entrance hallway with stairs rising to the first floor and providing access to a well proportioned sitting room. To the rear sits a modern fitted kitchen with integrated appliances and dining area. There is a second reception room to the rear of the property, perfect for a home office, play room or second sitting room. To the first floor there are three generous bedrooms and a family bathroom. Outside, to the front is a driveway with off road parking whilst to the rear is a good sized garden and detached garage.





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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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