



## 333 Wigan Road, Atherton, M46 0QA

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented semi detached property positioned within a popular location and boasting fantastic private rear gardens with gorgeous open aspect views. This lovely home offers generous accommodation together with off road parking and would suit a range of buyers. Entry is via an entrance hallway which leads into a well proportioned sitting room. The spacious kitchen sits to the rear of the property benefitting from a range of modern fitted units and integrated appliances. There is a handy utility / office room just off the kitchen and patio doors leading to the rear garden. To the first floor are two generous bedrooms and a modern shower room. Outside, the front gardens provide off road parking whilst to the rear is an excellent spacious rear garden which backs onto fields 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 CO2 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>		
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Not environmentally friendly - higher CO2 emissions		
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