



271 Devonshire Road, Atherton, M46 9QB

£170,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD semi detached property situated within a popular location and within convenient close proximity of a train station and bus links. This excellent home faces playing fields and would suit a wide range of buyers. The property provides generous accommodation together with private rear gardens and ample parking. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits a separate dining room which leads into the kitchen. To the first floor are three generous bedrooms and bathroom. Outside, the front gardens are enclosed and provide ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens offer fantastic outdoor space together with a good degree of privacy.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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