



## 261 Leigh Road, Atherton, M46 0PQ

### Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this lovely two bedroom end terraced property positioned within a very sought after Howe Bridge location. This excellent property is offered with no onward chain and would suit a range of buyers. With two receptions and a competitive asking price, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to into a well proportioned sitting room. A separate dining room sits to the rear and leads into the spacious kitchen. A rear hallway just off the kitchen leads into the rear gardens. To the first floor are two generous bedrooms and a shower room. Outside, there is a detached garage. The enclosed rear gardens are low maintenance and provide a good 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 |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>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>                                    |         |                                                                                                              |
| (1-20) <b>G</b>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



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