



## 12 Dalebank, Atherton, M46 9PE Offers over £210,000

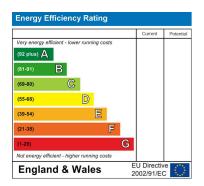
ARC HOMES are delighted to offer FOR SALE this gargeous FREEHOLD semi-detached true bungalow, situated within a quiet cul-desac and within walking distance of a train station. This beautiful property is very well-presented throughout and boasts ample offroad parking. It features fantastic, larger-than-average gardens to the front, side, and rear, along with a separate large rear side plot offering significant potential (approximately  $182 \text{ m}^2 / 1957 \text{ ft}^2 / 0.04$  acres). The property is offered with no onward chain, making it ideal for a range of buyers. Early viewing is highly recommended.

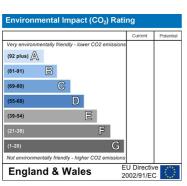
Entry is via an entrance hallway which leads into the well-proportioned sitting room. A lovely kitchen sits to the rear and is finished with modern units. An inner hallway provides access to both generous bedrooms and a shower room. The property also boasts a large loft space, adding even more potential to this already charming home. Outside, the well-presented front gardens provide off-road parking in front of the detached garage. The excellent private rear gardens are larger than average and offer ample outdoor space with a good degree of privacy.

















30 Bolton Old Road, Atherton, M46 9DL