



230 Hamilton Street, Atherton, M46 0AZ

Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended garden fronted terraced property positioned within a very sought after location facing Atherton Park. Property in this spot are in high demand and rarely stay on the market long. Ideal for a range of buyers and with no onward chain, view early to avoid missing out. Entry is via an entrance vestibule which lead into a well proportioned sitting room. To the rear sits a separate dining room with the property being extended to the rear to create a fitted kitchen and ground floor shower room. To the first floor are three generous bedrooms. The master bedroom is a great size and has lovely views over the park. Outside, both front and rear gardens are enclosed and low maintenance.



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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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