



## 85 Wardour Street, Atherton, Lancashire M46 0AR

Offers over £160,000

ARC HOMES are excited to bring to the market FOR SALE this two bedroom mid terrace property located on one of Atherton's most sought after streets. Properties along this road are rarely available, therefore early viewings are highly advised. Entry to the property through a vestibule opens up into a bright and well proportioned sitting room. To the rear of the property is a modern fitted kitchen with access to the rear yard. To the first floor are two double bedrooms and a family bathroom. Outside, there is a low maintenance front and rear gardens. The front garden overlooks a community allotment.





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 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
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