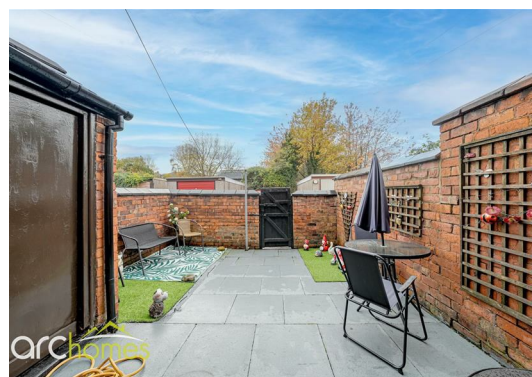




98 Wigan Road, Atherton, M46 0LN

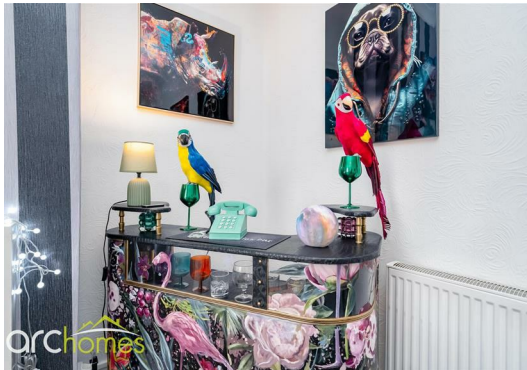
Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this beautiful garden fronted three bedroom mid terraced property positioned within a sought after location. This excellent home is very well presented throughout and offers generous accommodation together with private rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance vestibule which leads into an excellent well proportioned sitting room. An inner hallway provides access to into a spacious modern kitchen which has a handy storage room / pantry. To the first floor are three generous bedrooms and a modern bathroom. Outside, both front and rear gardens are enclosed and low maintenance. The enclosed rear gardens are not overlooked providing a good degree of privacy. Just to the rear is a plot of land where residents are able to park their vehicles.



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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