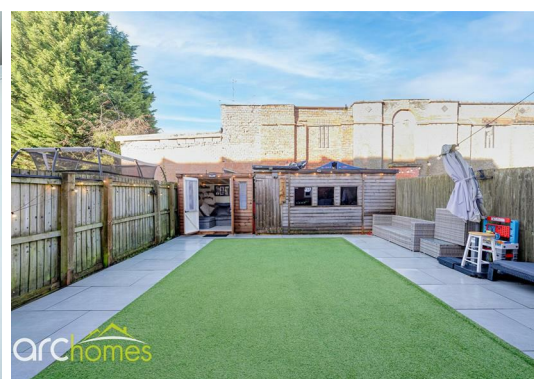




12 Railway Street, Atherton, Lancashire M46 0HG

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a popular spot and ideal for a range of buyers. This beautiful home is well presented throughout boasting generous accommodation together with ample parking and private rear gardens with a well designed summer house. Ideal for a range of buyers, early viewing is highly advised. The property in brief comprises of entrance hallway, well proportioned sitting room and modern kitchen dining room. A handy downstairs cloakroom completes the ground floor. To the first floor are three bedrooms and a modern bathroom. The master bedroom benefits from an ensuite shower room. Outside, the enclosed rear gardens are not overlooked to the rear with the front gardens providing off road parking.



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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