





## 3 Smith Street, Atherton, Lancashire M46 0DB £750 Per month

ARC HOMES are delighted to offer TO LET this lovely, recently decorated two-bedroom mid-terraced property for just £750 pcm with an £865 deposit. This property is ready to move into and is conveniently located within close proximity to Atherton Town Centre and major bus routes. Entry is via an entrance vestibule, which provides access to the well-proportioned sitting room. To the rear sits a modern kitchen/dining room, completing the ground floor accommodation. To the first floor are two double bedrooms and a modern bathroom. Outside there is an enclosed, low-maintenance rear garden that provides a good degree of privacy.





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 CO2 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>		
(21-38) <b>F</b>		
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