



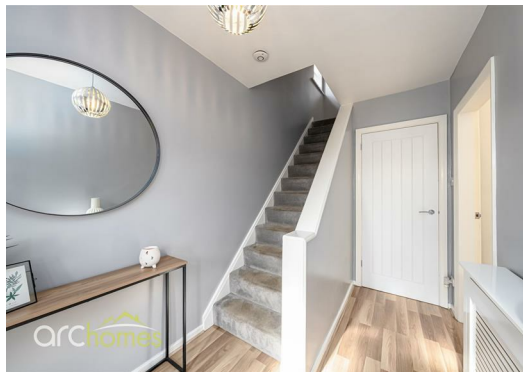
289 Devonshire Road, Atherton, Lancashire M46 9QB Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this stunning larger than average FREEHOLD semi detached property positioned within a popular spot and close by to a train station. This beautiful home is a credit to the current owners and offers generous accommodation together with private rear gardens and ample off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into the lovely sitting room. The sitting room opens to the rear into a gorgeous separate dining room which has patio doors opening into the rear gardens. A modern split kitchen completes the ground floor. To the first floor are two excellent double bedrooms with the master bedroom boasting a separate dressing room / study. A modern bathroom completes the first floor. Outside, the front gardens provide ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens provide generous outdoor space and are not directly overlooked to the rear



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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