



254 Hamilton Street, Atherton, Lancashire M46 0BB Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended garden fronted terraced property positioned within a very sought after and highly desirable spot facing Atherton Park. This gorgeous home has been extended to rear to create two reception rooms and is finished to a very high standard. Offered with NO ONWARD CHAIN this generous accommodation, a flawless finish and private rear gardens, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious dining room which opens into the beautiful kitchen finished with high end units, appliances and central island. To the first floor are two fantastic bedrooms and a modern bathroom with Jack and Jill basins. A fitted staircase rises into a handy loft room finished with generous head height clearance, ample storage and sky light window. Outside, this property faces Atherton Park and an enclosed low maintenance front garden. The enclosed rear gardens are well presented with porcelain tiles and back onto tennis courts creating an excellent degree of privacy.



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		
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