




## 236 Leigh Road, Atherton, Lancashire M46 0PN Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented semi detached property positioned within a very sought location in Howe Bridge, Atherton. This gorgeous home is flawlessly presented throughout and boasts generous accommodation together with off road parking, private rear gardens and open aspect views. Entry is via an entrance hallway which leads into the well proportioned sitting room. A beautiful modern kitchen dining room sits to the rear and leads into a lolly conservatory which opens into the rear gardens. To the first floor are two excellent double bedrooms and a stunning modern bathroom. Outside, the front gardens are open and provide off road parking. The enclosed larger than average rear gardens are not overlooked and back onto fields providing an excellent 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		
	72	86
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		



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