



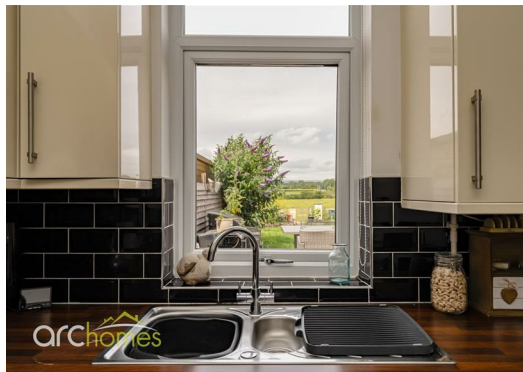
## 267 Wigan Road, Atherton, M46 0QA Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented garden fronted terraced boasting gorgeous open aspect views and larger than average private rear gardens. This beautiful home is positioned within a sought after location and early viewing is highly advised. Entry is via an entrance vestibule which lead into a well proportioned sitting room. To the rear sits a spacious modern kitchen dining room. To the first floor are two generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens back onto fields with stunning open aspect views over fields. The rear gardens are not overlooked providing a good degree of privacy and are larger than average providing generous outdoor space.



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 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		
England & Wales EU Directive 2002/91/EC 		



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