



15 Railway Street, Atherton, M46 0HG

Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this excellent semi detached property boasting generous accommodation including an additional loft room together with off road parking and lovely rear gardens. This fantastic property would suit a range of buyers and early viewing is advised. Entry is via an entrance porch which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room which provides access into the generous conservatory. To the first floor are two bedrooms and bathroom. Bedroom three now provides access to the impressive loft room finished with skylight windows and generous head height clearance. Outside, the front gardens provide off road parking whilst the enclosed rear gardens provide generous outdoor space.



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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