



6 Lambeth Street, Atherton, M46 0LS

Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this gorgeous fully refurbished three bedroom semi detached property positioned on the ever sought after 'L's development in Atherton. This beautiful home has been completely refurbished to a high standard and is a credit to the current owners. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the lovely well proportioned sitting room. To the rear its the fantastic modern refitted kitchen dining room finished with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern shower room. Outside, both front and rear gardens are enclosed, the enclosed rear gardens are laid to lawn and provide generous outdoor space together with a good 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		
35		
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		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
 info@arc-homes.net

