



341 Wigan Road, Atherton, Lancashire M46 0QA

£265,000

ARC HOMES are delighted to offer FOR SALE this fantastic well presented and recently refurbished extended semi detached property positioned within a very sought after location and offered with no onward chain. This lovely home offers generous accommodation together with off road parking and fantastic spacious private rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the fantastic dual aspect sitting room. This property has been extended to the rear to create a larger than average modern kitchen which completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens provide off road parking, whilst to the rear is an excellent split level rear gardens which provides general 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		
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		
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