



## 125 Bolton Road, Atherton, M46 9LD Offers over £160,000

ARC HOMES are delighted to offer FOR SALE this excellent garden fronted terraced property positioned within a sought after location close by to Atherton Train Station. This fantastic property is ready to move into, is offered with no onward chain and boast larger than average rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room which benefits from a separate utility. To the first floor are two generous bedrooms and a bathroom with separate shower enclosure. Outside, this property is positioned within walking distance of Atherton Train Station. The enclosed rear gardens are larger than average and provide 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		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

