



## 18 Lovers Lane, M46 0PU Offers over £350,000

ARC HOMES are delighted to market FOR SALE this deceptively spacious extended FOUR bedroom semi detached property in a popular location in Atherton. This beautiful property sits on a generous plot, nestled in the Howe Bridge area with plenty space for family living. The property benefits from a well proportioned sitting room which leads into the stunning open plan family room / kitchen dining room with skylight and bi-folding doors. There is a handy downstairs shower room and dining room completing the downstairs accommodation. To the first floor there are four DOUBLE bedrooms and a modern family bathroom. Outside, the property has an impressive rear garden with a detached garage and off road parking.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

