



19 Millers Lane, Atherton, M46 9BW

£300,000

ARC HOMES are delighted to offer FOR SALE this fantastic, spacious, semi detached true bungalow positioned in one of Atherton's most desirable locations. This beautiful property offers generous accommodation together with ample parking and private rear gardens. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway. A sitting room with French doors sits to the rear and leads into the modern kitchen. A well proportioned separate lounge sits to the front and could be utilised as a third bedroom if required. Two further double bedrooms, a larger than average bathroom with separate shower and a separate Cloakroom completes the accommodation. Outside, this property is located within a very sought after location with low maintenance front gardens providing off road parking. The enclosed rear gardens are well presented and provide generous outdoor space together with an excellent degree of privacy. The rear gardens also house a handy detached garage store.



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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