



## 5 Carlton Road, Lowton, WA3 2EP Offers over £310,000

ARC HOMES are delighted to offer FOR SALE this incredible detached bungalow positioned within a sought after Lowton location and occupying an enviable corner plot. This stunning property has recently been fully refurbished to a high standard and boasts generous accommodation together with lovely corner plot gardens and ample off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via a spacious entrance hallway which leads into the bay fronted sitting room. To the rear is a gorgeous modern kitchen which leads into a lovely conservatory overlooking the rear gardens. There are two fantastic double bedrooms and a modern shower room. Outside there are well presented gardens to front rear and side providing generous outdoor space. There is ample parking in the rear gardens together with a driveway leading in front of a detached garage.



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

