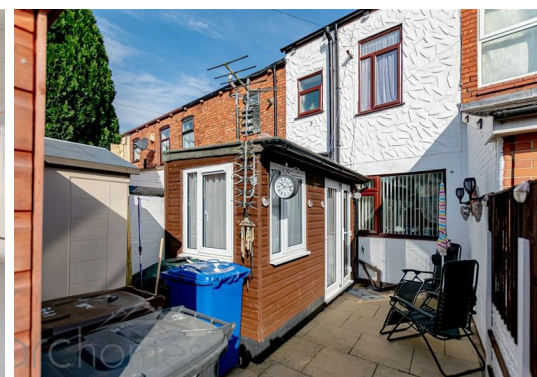
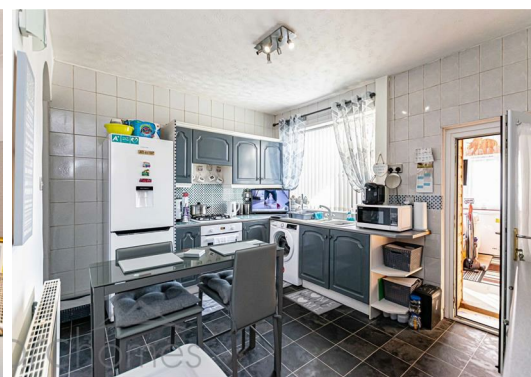




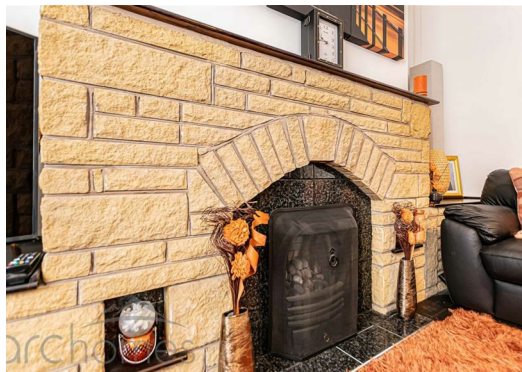
## 148 Mealhouse Lane, Atherton, Lancashire M46 0EH £90,000

ARC HOMES are delighted to offer FOR SALE this fantastic mid terraced property situated within convenient close proximity to Atherton Town Centre and the V2 Guided Busway. This lovely home is well presented through and provides excellent accommodation including utility room / man den and a very useful loft room with sky light window. There is also a detached garage located just off plot which is leased for £28pcm. Ideal for a range of buyers early viewing is highly advised. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits a modern kitchen breakfast room which provides access into a well designed utility room / 'little man den'. To the first floor are two generous bedrooms and a bathroom with white suite. A fitted stair case rises into the impressive loft room which has double glazed window to rear and a good head height clearance. Outside, the en loved rear gardens provide a good degree of privacy and are low maintenance.



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	



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