



## 6 Millers Lane, Atherton, M46 9BW

### Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this beautifully presented mid terrace property in a sought after location on Millers Lane. Properties in this popular spot rarely come to market and early viewings are highly recommended. This gorgeous home offers generous accommodation and would suit a range of buyers. A property on Millers Lane is rarely available, so 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 modern refitted kitchen. This property has a conservatory to the rear which has been cleverly designed to provide a handy downstairs cloakroom and utility room. To the first floor are two generous bedrooms and a modern bathroom. A fitted staircase rises to the excellent loft room which is complete with skylight windows and a generous head height clearance. Outside, both front and rear gardens are enclosed and 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 CO2 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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