



3 Lovers Lane, Atherton, Lancashire M46 0PG

Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended terraced property positioned within a very sought after Howe Bridge Location. This lovely home is well presented throughout, offers generous accommodation and would suit a range for prospective purchasers. Entry is via an entrance hallway which opens into the well proportioned sitting room. A separate dining room sits to the rear and has French doors which open into the rear gardens. This property has been extended to the rear to create a lovely modern kitchen. To the first floor are two generous bedrooms and a beautiful modern bathroom. Outside there is a low maintenance enclosed rear garden. Just to the rear of the gardens is a plot which is, whilst not exclusive, used by the residents of this row for parking.



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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

