



## 160 Lovers Lane, Atherton, M46 0PZ

### Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious three bedroom semi detached property positioned within a very sought after location backing onto fields with open aspect views. This fantastic home offers excellent potential for a range of buyers and with onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into a well proportioned sitting room which overlooks the rear gardens. The sitting room opens into a separate dining area with a fitted kitchen completing the ground floor. To the first floor are three generous bedrooms, bathroom and separate WC. Outside, the front gardens are enclosed and provide off road parking. The enclosed rear gardens back onto fields providing an excellent degree of privacy and house a detached garage / store.





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		
England & Wales		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>		
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