



## 27 Crab Tree Lane, Atherton, M46 0AG

### Offers over £340,000

ARC HOMES are delighted to offer FOR SALE this fantastic and larger than average FREEHOLD detached bungalow situated within an extremely sought after and rarely available location. Property on the gorgeous Crab Tree Lane seldom comes to the market and this fantastic home offers very generous accommodation together with excellent private rear gardens, ample parking and detached garage. Early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into the well proportioned sitting room. To the rear sits a very generous dining room and kitchen which offers access into the rear gardens. The groundfloor also offers a double bedroom which is currently used as an office. To the first floor are two fantastic double bedrooms and a WC. Outside, this property is positioned within a very sought after cul de sac with enclosed front gardens providing ample off road parking. The enclosed rear gardens offer excellent outdoor space together with a fantastic degree of privacy.



| 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<br>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>                                    |         |                                                                                                              |
| (21-38) <b>F</b>                                    |         |                                                                                                              |
| (1-20) <b>G</b>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



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