

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lovers Lane, Atherton

Situated in an established residential location with good access to commuter routes is this detached true bungalow on a good sized plot with two bedrooms, a large driveway and garden to the rear including a conservatory and summer house

Asking Price £259,950

15 Lovers Lane

Atherton, M46 0PG



In further the accommodation comprises:-

ENTRANCE HALL

LOUNGE

14'1 (max) x 10'8 (max) (4.27m'0.30m (max) x 3.05m'2.44m (max))

Bay window. Feature fire and surround.

Radiator.

KITCHEN

11'6 (max) x 8'0 (max) (3.35m'1.83m (max) x 2.44m'0.00m (max))

Fitted with base units and wall cupboards. Built in oven. Gas hob. Extractor. Sink with mixer tap. Plumbing for washing machine. Part tiled walls
Door to outside.

BEDROOM

11'2 (max) x 10'9 (max) (3.35m'0.61m (max) x 3.05m'2.74m (max))

Bay window. Radiator.

BEDROOM

11'2 (max) x 9'1 (max) (3.35m'0.61m (max) x 2.74m'0.30m (max))

Radiator.

BATHROOM

8'0 (max) x 4'6 (max) (2.44m'0.00m (max) x 1.22m'1.83m (max))

Panelled bath with overhead shower fitment. Glass screen. Vanity built in wash basin with storage. Low level WC. Fully tiled walls

CONSERVATORY

9'6 (max) x 8'9 (max) (2.74m'1.83m (max) x 2.44m'2.74m (max))

Fire. Double doors to rear of property.

OUTSIDE:

PARKING

Large Private driveway providing off road parking for several vehicles.

GARDENS

Good sized low maintenance garden to the rear

with a small laid to lawn garden and seating area. In addition, the property has a summer house with two rooms.

TENURE

Leasehold

COUNCIL TAX BAND

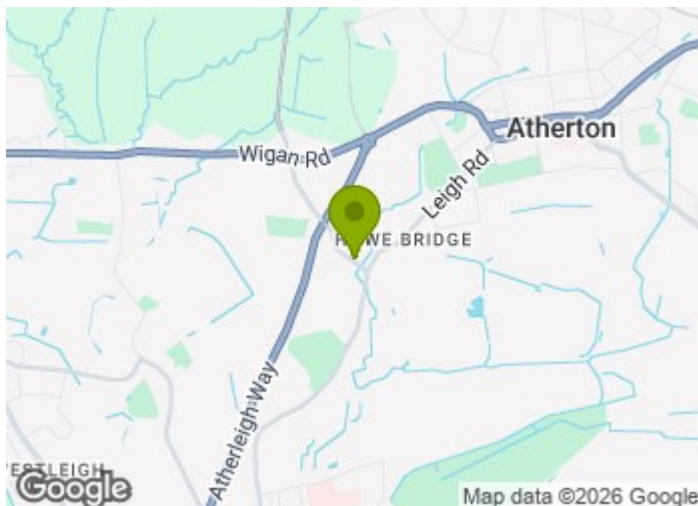
Council Tax Band C

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



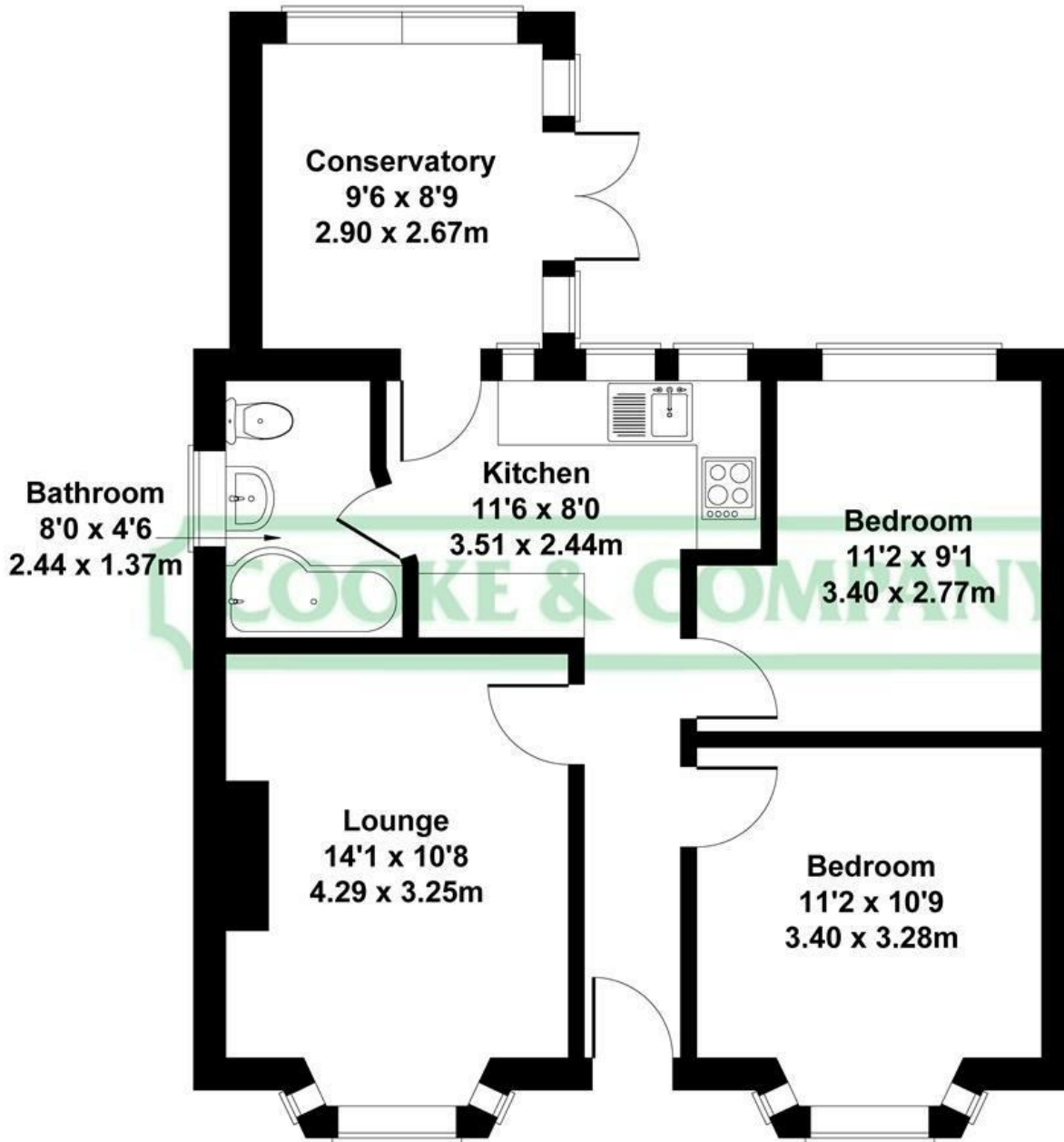
Directions

M46 0PG



Floor Plan

Approximate Gross Internal Area
643 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	