



**1 Lovers Lane, Atherton, Manchester, M46 0PG**  
**Guide price £140,000**

PROPERTY  
PERSPECTIVE

**\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\***

Set on Lovers Lane is this lovely two bedroom period property. Just some of the property's highlights include large spacious living spaces, parking with electric charging point and large stand alone walk in wardrobe room.

Located ideally with easy access to Atherton and Manchester via nearby road networks making travel across Greater Manchester and beyond easy.

Atherton, Tyldesley and the surrounding areas all offer a good selection of local shops, supermarkets and shops whilst the area is served well by green spaces and walking routes.

## Front

### GROUND FLOOR

#### Porch

Front door into porch. Door giving access to living room.

#### Living Room 14'1" x 13'1" (4.3m x 4m)

Carpet floor, window to front. Door from front porch and door through to staircase and kitchen access.

#### Kitchen/Dining Room 14'5" x 14'5" (4.4 x 4.4)

Range of wall mounted and base units, wood laminate flooring, large window to rear, door to rear garden, combi boiler and large under stair storage cupboard.

## FIRST FLOOR

#### Bedroom 1 10'9" x 10'5" (3.3 x 3.2)

Double bedroom with window to front and custom wall feature.

#### Walk In Wardrobe

Raised steps to boarded flooring and custom built dressing area.

#### Bedroom 2 11'1" x 6'10" (3.4 x 2.1)

Wood panel walls, window to front.

#### Bathroom 11'1" x 6'10" (3.4 x 2.1)

Three piece suite with over bath shower and window to rear.

### Landing

Access to all bedroom, bathroom and walk in wardrobe.

Window to side.

### Rear Garden

Laid to patio with wood fence and brick wall borders. Electric car charging point and rear gate leading to parking.

