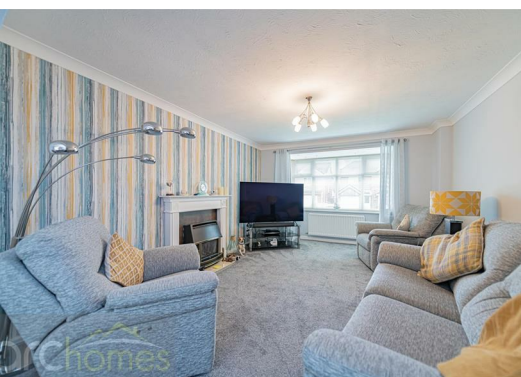






5 Gretna Road, Atherton, Lancashire M46 0LZ

Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property positioned within a very sought after location just of Lovers Lane Howe Bridge. This excellent property boasts generous accommodation together with ample parking, garage and impressive rear gardens. This property would make an ideal family home and early viewing is highly advised. Entry is via an entrance hallway which provides access into the handy downstairs cloakroom. A well proportioned sitting room sits to the front of the property and opens into a separate dining room. Patio doors from the dining room lead into the conservatory which opens into the rear gardens. A modern fitted kitchen completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern shower room. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a quiet spot with front gardens providing ample off road parking in front of a garage. The enclosed rear gardens are larger than average providing excellent outdoor space and a good degree of privacy.



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	



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