



46 Lodge Road, Atherton, M46 9BL Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this lovely three bedroom semi detached which is well presented throughout and boasts a fantastic larger than average rear garden. This lovely home is positioned within a popular location and within the catchment area for popular schools. With no onward chain, this property would be ideal for a range of buyers, and early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the well proportioned sitting room. A separate dining room sits in the centre and provides access into a fitted kitchen and lovely conservatory with French doors opening into the rear gardens. To the first floor are three bedrooms and a modern shower room. Outside the front gardens are enclosed and low maintenance. The larger than average rear gardens are well presented and provide 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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