



## 162 Slag Lane, Lowton, WA3 2HL

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic and very well presented semi detached true bungalow positioned within a very sought after location. This fantastic bungalow is offered with no onward chain, offers generous accommodation and would suit a range of buyers. Well presented throughout and with ample parking, early viewing is highly advised. Entry is via a spacious entrance hallway with French doors leading into a well proportioned sitting room. To the front sits the generous modern kitchen whilst to the rear are two excellent double bedrooms, a dining room with French doors opening into the rear gardens and a modern shower room. Outside, the front gardens are enclosed, laid to lawn and provide ample off road parking which leads to the side towards a detached garage. The enclosed rear gardens are laid to lawn with decked patio area and provide a good 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

