





3 Lowe Avenue, Atherton, M46 9WS Offers in excess of £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property positioned within a lovely cul de sac and within convenient close proximity of a train station. This excellent home offers generous accommodation including conservatory, three bedrooms and loft room. With ample parking, private rear gardens and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the excellent sitting room. French doors from the sitting room open to the rear into a conservatory which leads into the rear gardens. A spacious modern fitted kitchen dining room complete the ground floor. To the first floor are three bedrooms and a modern bathroom. A fitted staircase rises into a handy loft room finished with sky light windows. Outside, the front garden are laid to lawn with a driveway providing off road parking. The enclosed rear gardens are relatively low maintenance and provide generous 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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

