



## 20 Millers Lane, Atherton, Lancashire M46 9BW £330,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous three bedroom detached true bungalow positioned on one of Atherton's most desirable locations. Properties on Millers Lane are extremely sought after and this fantastic bungalow is very well presented boasting generous accommodation together with excellent gardens and ample off road parking. Ideal for a range of buyers, early viewing is highly advised to avoid disappointment. Entry is via a spacious and welcoming entrance hallway. A lovely well proportioned sitting room sits to the rear with a bay window overlooking the rear gardens. The beautiful kitchen dining room is also located to the rear and is finished with modern units. There are three very generous bedrooms, a bathroom and separate WC completing the ground floor accommodation. There is a large footprint with the potential to extend, subject to the correct permissions. Outside, this property is positioned on a generous plot with enclosed front gardens providing ample off road parking leading towards a detached garage. The enclosed rear gardens provide fantastic outdoor space which is laid mainly to lawn with paved patio areas.



| 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<br>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>  |                            |           |
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| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

