





53 Lilford Street, Atherton, M46 0PF

£140,000

ARC HOMES are delighted to offer FOR SALE this lovely two bedroom miners cottage positioned at the end of a quiet cul de sac in Howe Bridge. This lovely home is beautifully presented and would be ideal for a range of buyers. A well proportioned sitting room sits to the front of the property whilst a spacious kitchen dining room sits to the rear. To the first floor are two generous bedrooms and a modern bathroom. Outside, this property is positioned within a cul de sac with enclosed low maintenance front and rear gardens.



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 CO2 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 CO2 emissions		
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