



59 Lovers Lane, Atherton, M46 0PU

£160,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended garden fronted terrace property situated within a popular Howe Bridge location. This excellent property is well presented throughout and boasts two reception rooms together with the option of off road parking to the rear. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the fitted kitchen dining room which leads into an excellent separate dining room with ranch doors opening into the rear gardens. To the first floor are two double bedrooms and a modern bathroom with Jacuzzi spa corner bath and separate shower enclosure. Outside, the front gardens are enclosed and low maintenance. To the rear is a larger than average rear gardens which has also been designed to be low maintenance with both paved and decked patio areas.



| 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 | | |
| England & Wales | | EU Directive 2002/91/EC  |



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