



61 Lovers Lane, Atherton, Lancashire M46 0PU

£160,000

ARC HOMES are delighted to offer FOR SALE this fantastic garden fronted terrace property situated within a popular Howe Bridge location. This excellent property is well presented throughout and would be 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 a modern fitted kitchen dining room. To the first floor are two double bedrooms and a modern bathroom. Outside, the front gardens are enclosed and low maintenance. To the rear is a larger than average rear garden, which has also been designed to be low maintenance with gates to the rear opening to provide off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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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