



3 Lovers Lane, Atherton, Lancashire M46 0PG

Offers over £165,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended terraced property positioned within a very sought after Howe Bridge Location. This lovely home is well presented throughout, offers generous accommodation and would suit a range for prospective purchasers. Entry is via an entrance hallway which opens into the well proportioned sitting room. A separate dining room sits to the rear and has French doors which open into the rear gardens. This property has been extended to the rear to create a lovely modern kitchen. To the first floor are two generous bedrooms and a beautiful modern bathroom. Outside there is a low maintenance enclosed rear garden.



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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