



# Higham Estate Agents



## 73 Lovers Lane

Atherton, Manchester, M46 0PX

**£500,000**

HIGHAM ESTATE AGENTS proudly introduce an exquisite four-bedroom detached bungalow in Atherton. This home has been meticulously refurbished, with redesigned living spaces and two extensions, reflecting the exceptional taste and care of the current owners. Located on the edge of the highly sought-after Howe Bridge area in Atherton, this property offers convenient proximity to Atherleigh Way, granting easy access to the Retail Park and the A580. Nearby Atherton Town Centre also hosts various amenities like restaurants, leisure centers, and shops.

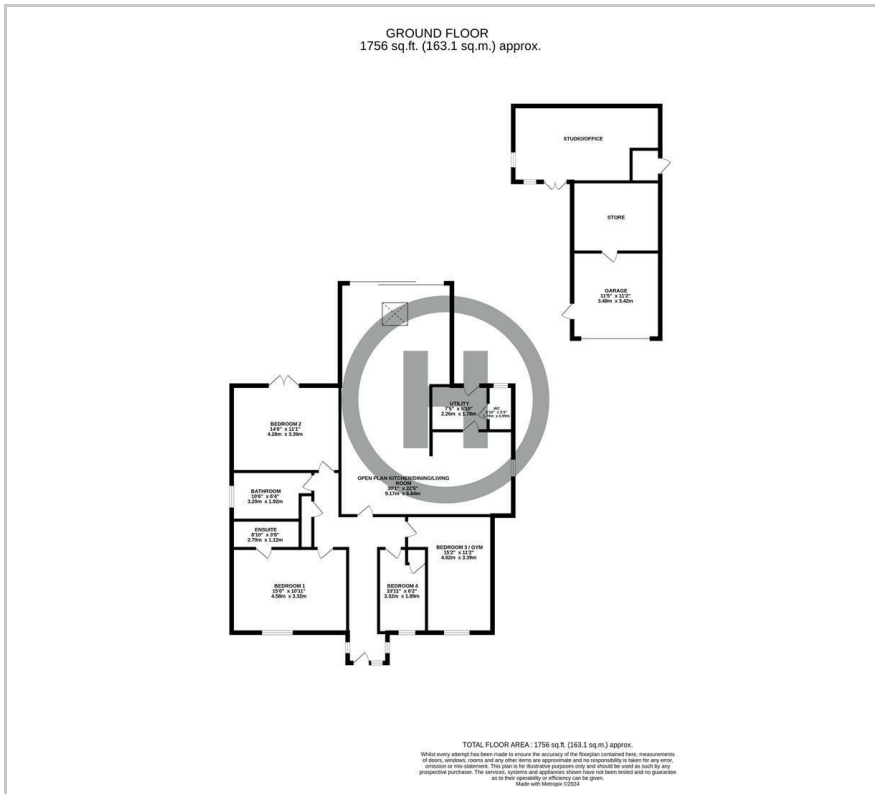
- Four Bedroom Detached Bungalow
- Open Plan Living Area
- Outbuilding Providing Office Space & Storage
- Recently Fully Refurbished in the last 3 Years
- Spacious Driveway accessed via Electric Gates
- Stunning Rear Garden
- Council Tax Band D
- Freehold

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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### Entrance Hallway

The property features a spacious entrance hallway that leads to the bedrooms and bathroom, with an additional door opening into the living area

### Living Area

The open-plan living area adds a spectacular touch to this property. It features a spacious dining area with a striking brick wall and log burner. This area seamlessly flows into a gorgeous sitting room extension with spotlights a skylight window in the vaulted ceiling and sliding patio doors that offer a view of the private rear garden, creating a bright and inviting space. The kitchen area connects to the dining room, featuring contemporary shaker-style base units with room for standalone appliances, complementing work surfaces, and a breakfast bar. Additional advantages include easy access to the convenient utility room and W.C.

### Bedrooms

The master suite boasts ample room with a walk-through wardrobe and a beautiful ensuite shower room. The second bedroom is a double size and features patio doors that open to a patio area in the rear garden. The third double-sized bedroom is currently used as a home gym, while the last bedroom is a single size with a built-in wardrobe.

### Bathroom

The family bathroom includes a four-piece suite comprising a shower cubicle, bath, toilet, and sink unit with UPVC window.

### External

Access to the property is through remote-controlled electric gates that lead to a spacious stoned driveway with a lawn area. Out back, the private garden features a spacious lawn with patio sections and an external structure that includes a garage, storage room, and office/study at the rear.

### Additional Information

This freehold property is warmed by gas central heating with un-vented cylinder and condensing boiler fitted in the roof space. In addition the property benefits full UPVC double glazing and is connect to all mains services.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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