



74 Bag Lane, Atherton, Lancashire M46 0JX

£200,000

ARC HOMES are delighted to offer FOR SALE this incredible gorgeous larger than average bay fronted terraced property positioned within a popular location conveniently located within close proximity of Atherton Town Centre. This absolutely stunning home is a true credit to the current owners and is presented to an extremely high standard throughout. With spacious accommodation, high ceiling heights garage, viewing is essential to fully appreciate this beautiful home. Entry is via a welcoming entrance hallway which leads into the lovely well proportioned bay fronted sitting room. To the rear is a fantastic spacious dining room finished with cast iron solid fuel stove. A fantastic generous kitchen sits just off the dining room and is finished with high end units and appliances. To the first floor are three excellent bedrooms and a lovely bathroom. Outside, the front gardens are enclosed and low maintenance. the enclosed rear gardens are also low maintenance and provide a good degree of privacy. Accessed via the rear gardens is a handy utility room with a garage adjoining.



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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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