



5 Lynwood Grove, Atherton, M46 0NP

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this excellent extended larger than average semi detached property positioned within a quiet cul de sac on the ever sought after 'Is' Development in Atherton. With NO onward chain, this fantastic property offers excellent potential and with no onward chain, early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a bay fronted sitting room. A separate lounge sits to the rear and has patio doors opening into the rear gardens. The fitted kitchen provides access into a separate dining room with a spacious orangery completing the ground floor. To the first floor are three bedrooms, a bathroom and a separate wc. Outside, this property is positioned within a cul de sac with the front gardens providing off road parking. The encased rear gardens are larger than average and provide an excellent degree of privacy.



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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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