

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lovers Lane, Atherton

Situated in a very popular and sought after location is this three-bedroom semi-detached family home offering living accommodation over two floors to include gardens to the front and rear and ample off street parking

Asking Price £199,950

163 Lovers Lane

Atherton, M46 0PY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

16'8 (max) x 11'0 (max) (4.88m'2.44m (max) x 3.35m'0.00m (max))
Gas fire. Radiator. Bay window. TV point

DINING ROOM

12'6 (max) x 12'2 (max) (3.66m'1.83m (max) x 3.66m'0.61m (max))
Gas fire. Radiator. Bay window

KITCHEN

12'2 (max) x 7'11 (max) (3.66m'0.61m (max) x 2.13m'3.35m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Oven. Gas hob. Extractor. Part tiled walls. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

13'2 (max) x 11'0 (max) (3.96m'0.61m (max) x 3.35m'0.00m (max))
Feature fire surround. Radiator.

BEDROOM

11'0 (max) x 10'8 (max) (3.35m'0.00m (max) x 3.05m'2.44m (max))
Feature fire surround. Radiator.

BEDROOM

9'2 (max) x 8'0 (max) (2.74m'0.61m (max) x 2.44m'0.00m (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Fully tiled walls. Low level WC

OUTSIDE:

PARKING/GARDENS

The property is garden fronted with a block paved driveway offering ample off-street

parking. To the rear is a large enclosed which is mainly laid to lawn with established plants, trees and shrubs.

TENURE

Leasehold

VIEWING

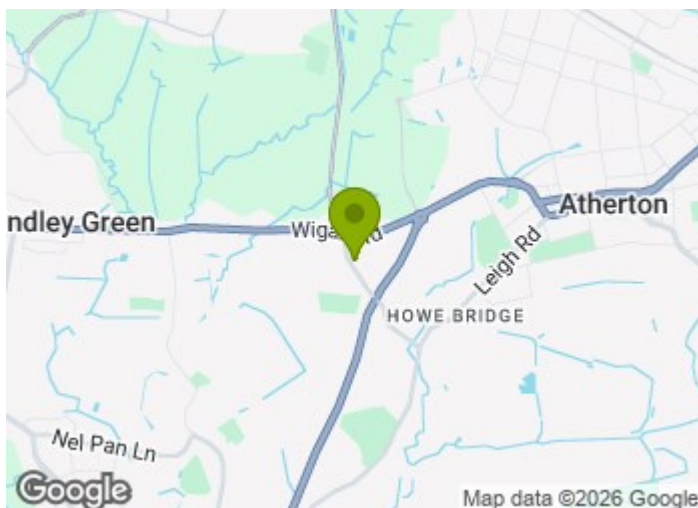
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

M46 0PY



