



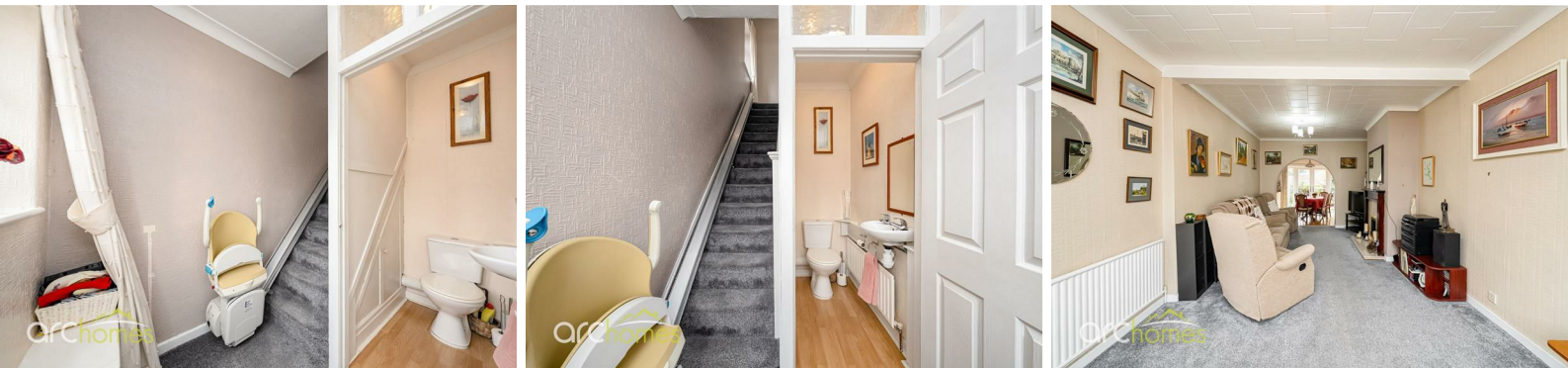
48 Lambeth Street, Atherton, M46 0LS Offers in the region of £270,000

ARC HOMES are delighted to offer FOR SALE this spacious extended four bedroom semi detached property positioned on the ever sought after 'L's development in Atherton. This excellent property offers generous accommodation together with off road parking, detached garage and private rear gardens. With no onward chain, this home would suit a range of buyers and early viewing is advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The impressive sitting room is bay fronted and provides generous family space. To the rear sits an excellent 'L' shaped kitchen dining room with French doors opening into the rear gardens. To the first floor are four generous bedrooms and a shower room. Outside, this property is located within a sought after spot with front gardens providing off road parking that leads to the side towards a detached garage. The enclosed rear gardens are well presented and provide a good 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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