



37 Lodge Road, Atherton, M46 9BL £180,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended garden fronted terraced property positioned in a lovely spot bordering Atherton and Tyldesley. This excellent home is beautifully presented throughout and offers generous accommodation. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance vestibule which lead into the well proportioned sitting room. To the rear sits a lovely modern kitchen which opens into a separate dining area finished with sky light window, A handy separate utility completes the ground floor. To the first floor are two generous bedrooms and a modern bathroom. Outside, both front and rear gardens are enclosed and low maintenance.



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		
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