



18 Lovers Lane, M46 0PU Offers over £350,000

ARC HOMES are delighted to market FOR SALE this deceptively spacious extended FOUR bedroom semi detached property in a popular location in Atherton. This beautiful property sits on a generous plot, nestled in the Howe Bridge area with plenty space for family living. The property benefits from a well proportioned sitting room which leads into the stunning open plan family room / kitchen dining room with skylight and bi-folding doors. There is a handy downstairs shower room and dining room completing the downstairs accommodation. To the first floor there are four DOUBLE bedrooms and a modern family bathroom. Outside, the property has an impressive rear garden with a detached garage and off road parking.



| 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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