



18 Lovers Lane, M46 0PU

Offers over £360,000

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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