



## 26 Lambeth Street, Atherton, Lancashire M46 0LS

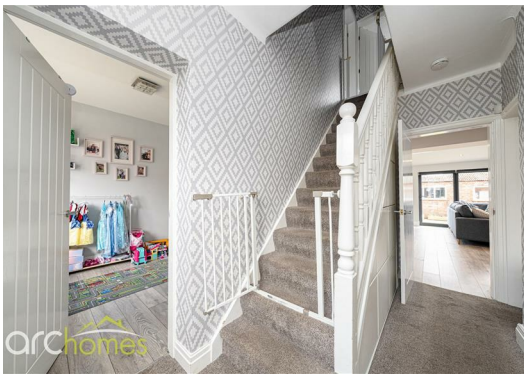
### Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended semi detached property on one of Atherton's most popular locations, the 'L' estate. This immaculately presented property is a credit to the current owners and with spacious living accommodation is an ideal family home. Entry is via a welcoming entrance hallway providing access to a bay-fronted sitting room and a second reception room, ideal for a home office or playroom. To the rear of the property is a impressive open plan modern fitted kitchen dining and family room with bi-folding doors to the garden, ideal for entertaining. There is a handy utility room and cloakroom w/c completing the ground floor accommodation. To the first floor there are four generous bedrooms, master with ensuite and a family bathroom. Outside, there are enclosed front & rear gardens, with off road parking and a detached garage to the side of the property.



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 emissions |         |                            |
| (92 plus) <b>A</b>                                  |         |                            |
| (81-91) <b>B</b>                                    |         |                            |
| (69-80) <b>C</b>                                    |         |                            |
| (55-68) <b>D</b>                                    |         |                            |
| (39-54) <b>E</b>                                    |         |                            |
| (21-38) <b>F</b>                                    |         |                            |
| (1-20) <b>G</b>                                     |         |                            |
| Not environmentally friendly - higher CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



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