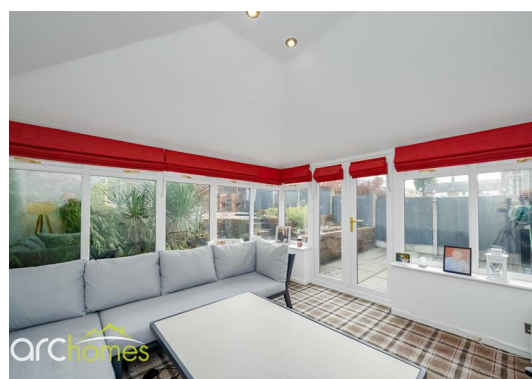
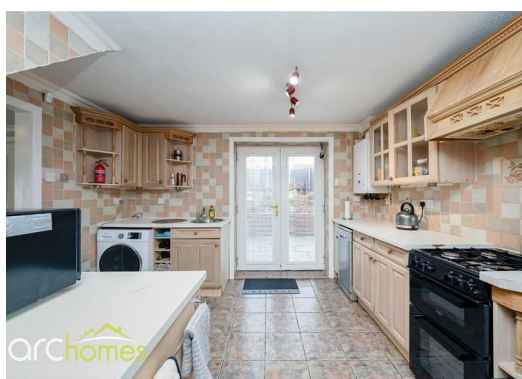




9 Lowe Avenue, Atherton, M46 9WS

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property positioned within a lovely cul-de sac and within convenient close proximity of a train station. This excellent home offers generous accommodation including orangery, three bedrooms and loft room. With excellent presentation together with ample parking and private rear gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into the excellent sitting room. French doors from the sitting room open to the rear into an orangery which leads into the rear gardens. A spacious fitted kitchen dining room complete the ground floor. To the first floor are three bedrooms and a gorgeous shower room. A fitted staircase, accessed via bedrooms one and two, rises into a handy loft room finished with sky light windows. Outside, the front garden are laid to lawn with a driveway providing off road parking. The enclosed rear gardens are relatively low maintenance and provide generous outdoor space and 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 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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