



Lovers Lane, Atherton  
£140,000

**Miller Metcalfe**  
*Every step of the way*

# Lovers Lane

Atherton, Manchester

This attractive two bedroom pavement fronted end terrace property on Lovers Lane, Atherton presents an excellent opportunity for first time buyers seeking a well proportioned and conveniently laid out home.

The accommodation begins with an entrance vestibule leading into a comfortable sitting room, ideal for relaxation and everyday living. To the rear, a spacious kitchen/diner provides ample room for both cooking and dining, with a door opening directly onto the private rear garden perfect for indoor-outdoor living. To the first floor, the property offers two generously sized bedrooms along with a family bathroom. In addition, there is a versatile extra space currently utilised as a walk-in wardrobe, which could be adapted to suit a variety of needs such as a home office or dressing area. Externally, the home benefits from a low maintenance rear garden, offering a private outdoor space ideal for entertaining or unwinding. Early viewing is highly recommended to appreciate the potential and appeal of this charming home.

Council Tax band: A

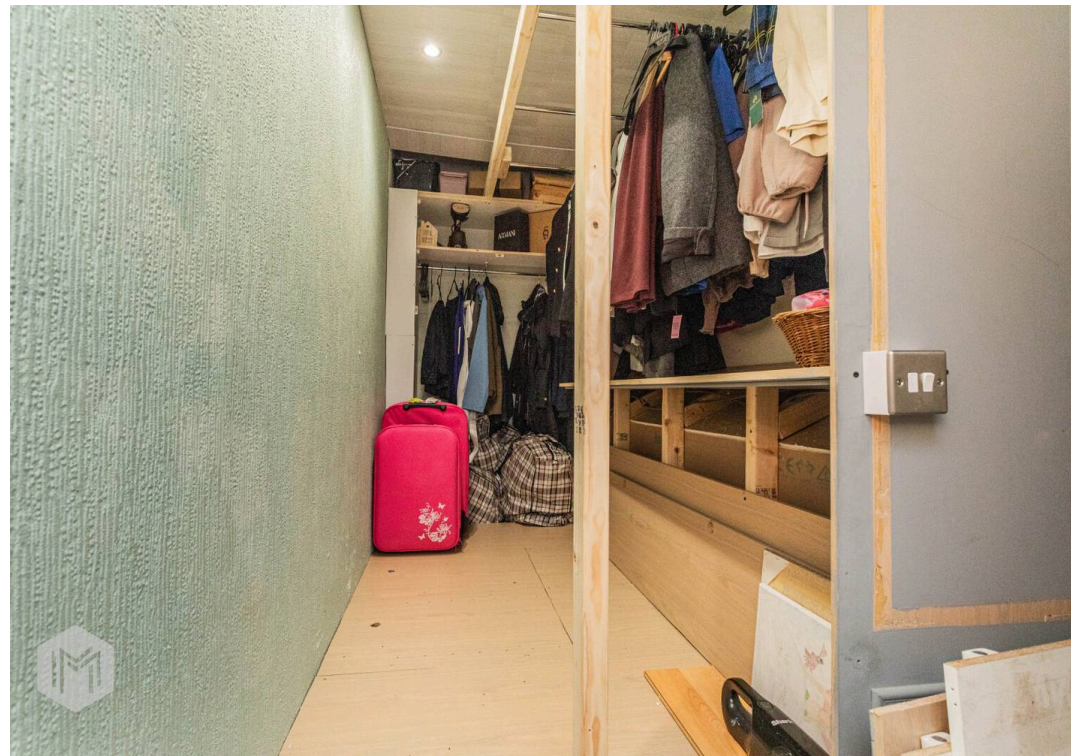
Tenure: Leasehold

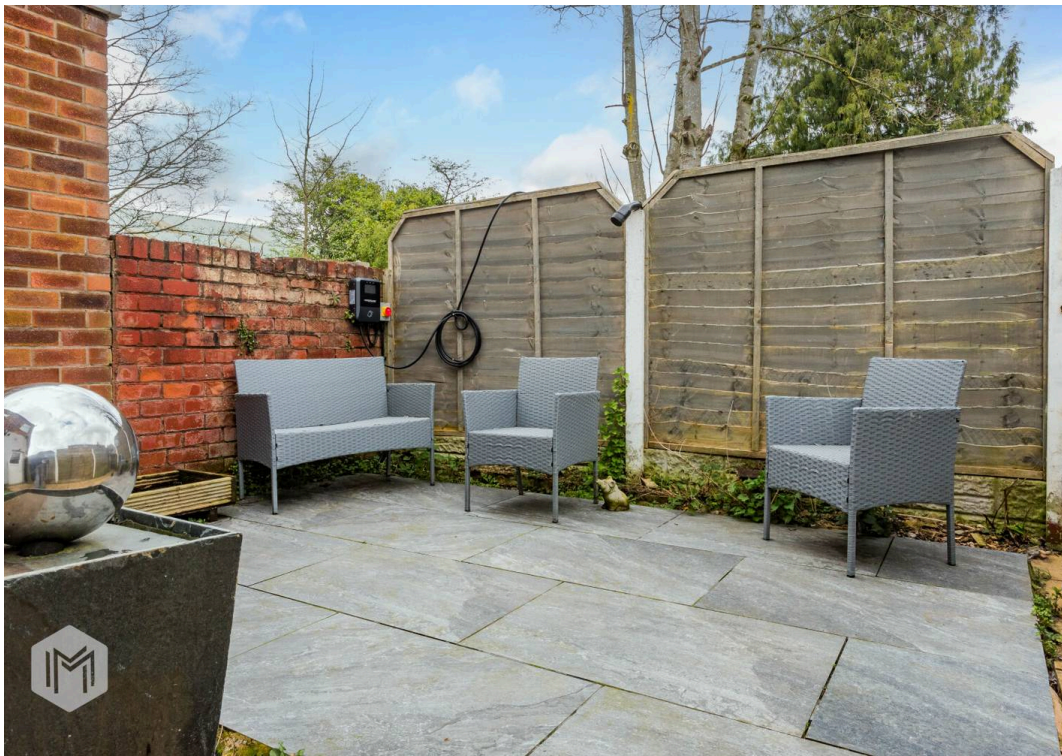
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

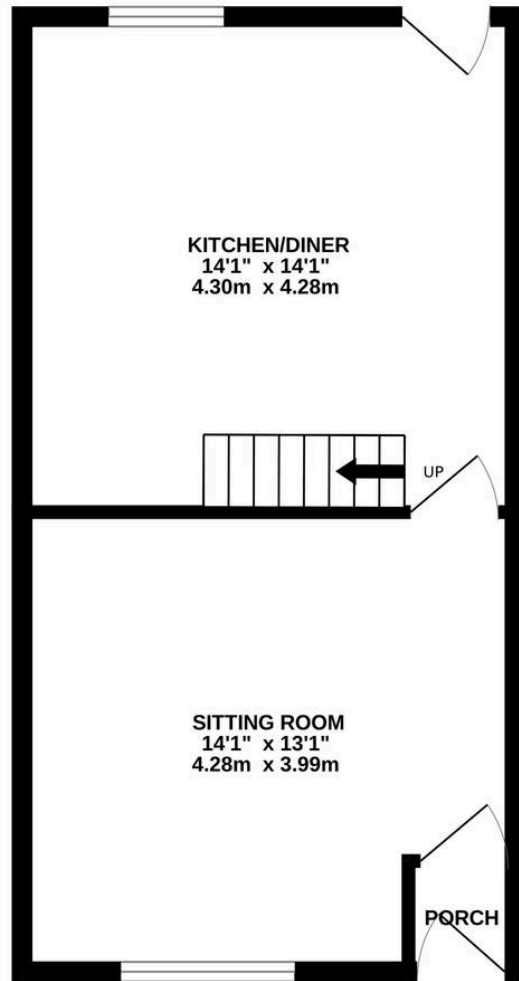




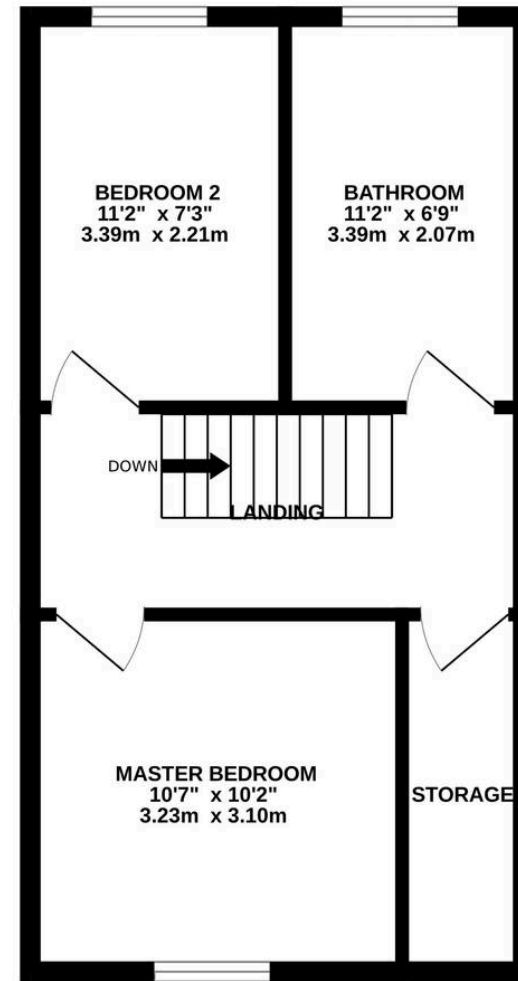




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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