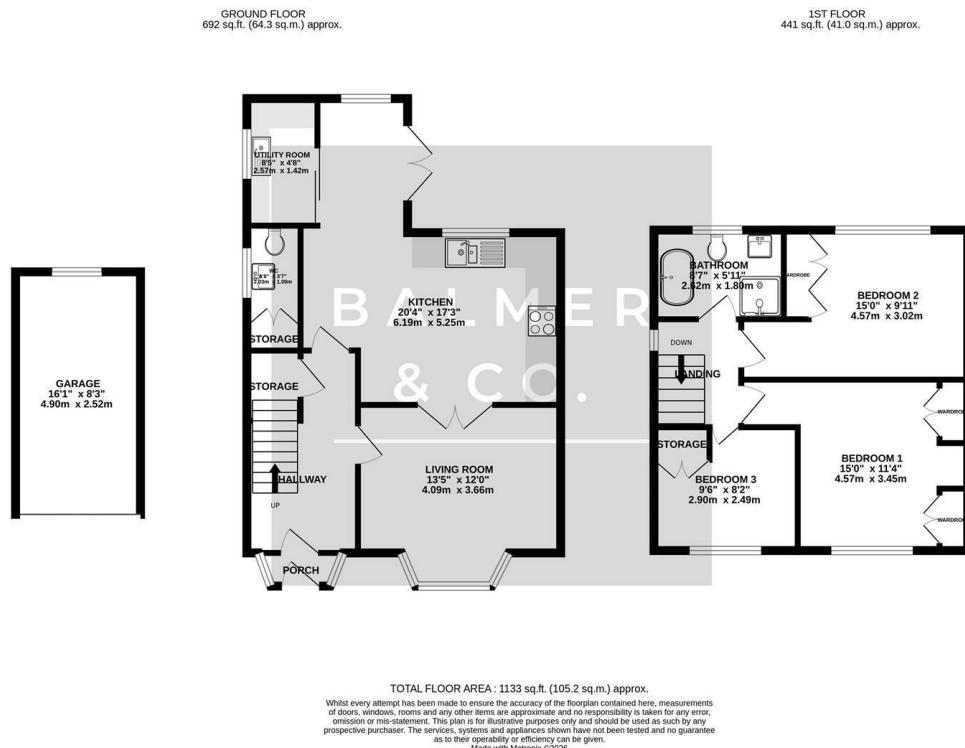


Lovers Lane, Atherton, M46 0PX
£325,000

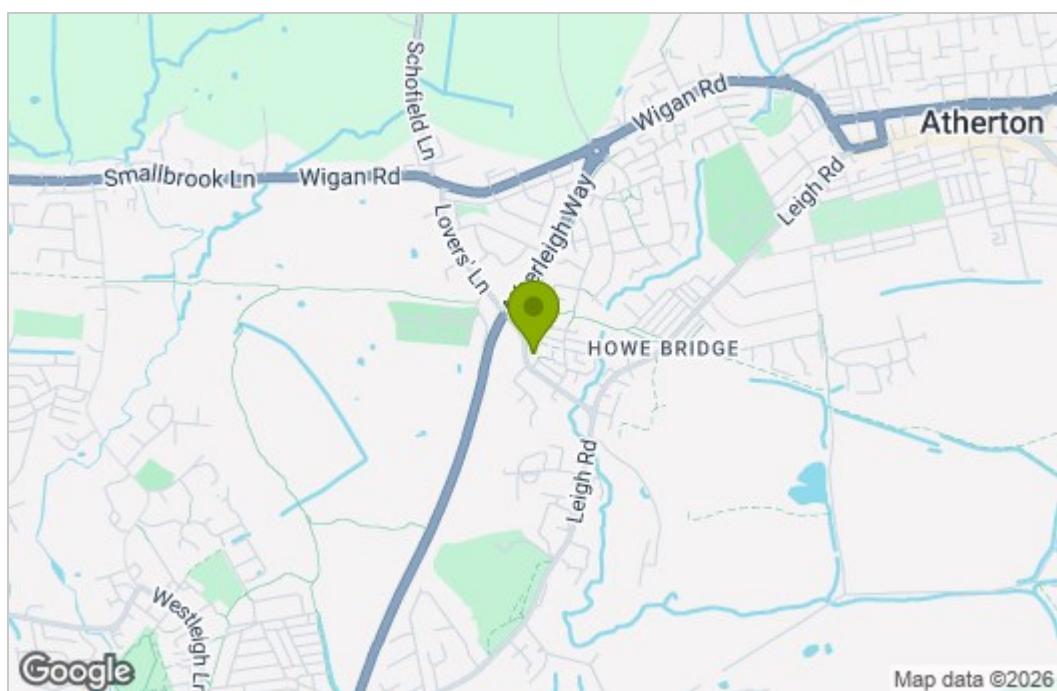


BALMER & CO in AERTHERTON are delighted to offer FOR SALE this stunning three bedroom semi detached home located on Lovers Lane, a popular and well regarded location in the Howe Bridge area of Atherton. Immaculately presented throughout with an extension to the ground floor, it offers spacious family accommodation that is ready to move into. The ground floor comprising in brief; entrance porch, hallway with under stair storage, bay fronted living room, modern open plan kitchen/dining room with an extension creating an additional sitting area, separate utility room and w.c. To the first floor you'll find three bedrooms, two doubles with fitted wardrobes and one single with a fitted storage cupboard. A modern four piece bathroom suite completes the internal accommodation. Externally, it occupies a fanstastic Freehold plot with a garden and a large, private driveway to the front as well as a detached garage. To the rear is an enclosed garden with both paved and lawned areas. Early viewings highly recommended, all enquiries welcome.

Floor Plan



Area Map



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.