

Lovers Lane, Atherton, M46 0PY

Offers Over £300,000



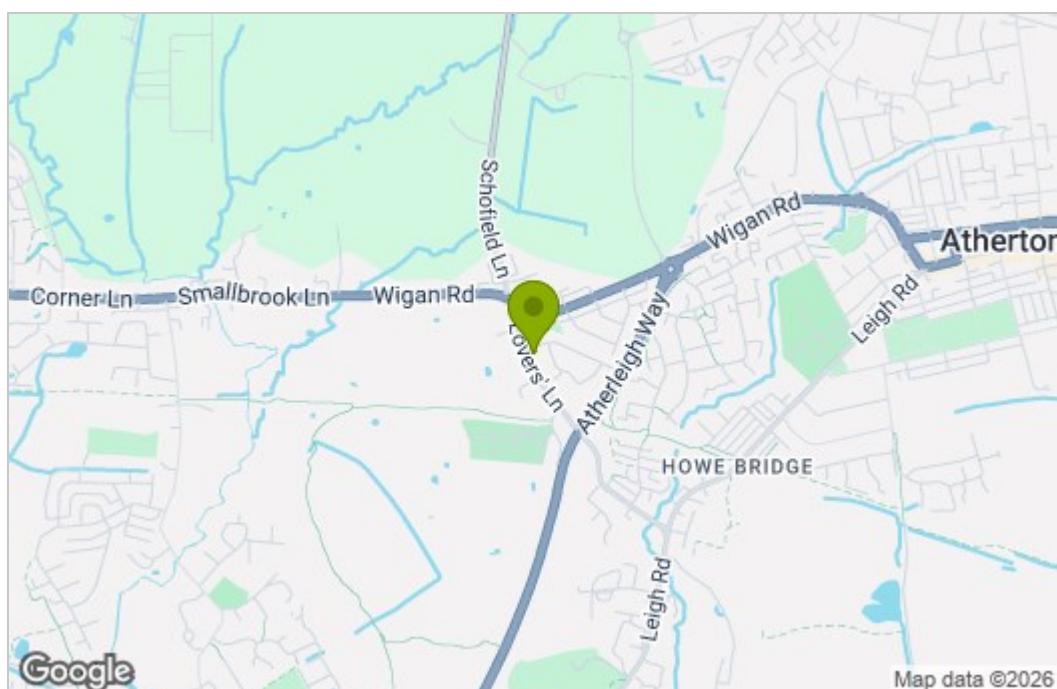
BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning three bedroom semi detached property, located on the ever popular Lovers Lane in Atherton. Extended to the ground floor and immaculately presented throughout, having gone through a back to brick refurb in 2020, it is a true credit to its current owner and must be viewed to appreciate. The ground floor comprising in brief; entrance porch, hallway with w.c, bay fronted living room with multi fuel burner, modern open plan kitchen/dining room and an extension creating an additional sitting area and separate utility room. To the first floor there are three bedrooms, two doubles and one single, with a modern a three piece bathroom suite with double vanity unit completing the internal accommodation. Externally, a private garden is located to the front of the property with a shared driveway to the side leading to a detached garage which has been part converted to create a home office, whilst leaving room for storage at the front. To the rear is an enclosed, low maintenance garden which offers a great level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



TOTAL FLOOR AREA - 1110 sq ft (103.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The surveyor has not tested any services or equipment and cannot therefore guarantee as to their operability or efficiency can be given.  
Meets with Energy Efficiency Standard.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.