



SAMUEL STREET  
ATHERTON  
M46 9AY

£120,000





# SAMUEL STREET, ATHERTON, M46 9AY

**\*\*Ideal First-Time Buyer Home\*\* 2-Bed End Terrace\*\* No Chain \*\* Excellent Location for Manchester Commuters\*\***

If you're stepping onto the property ladder, this charming 2-bedroom end-terraced home in Atherton could be just what you're looking for.

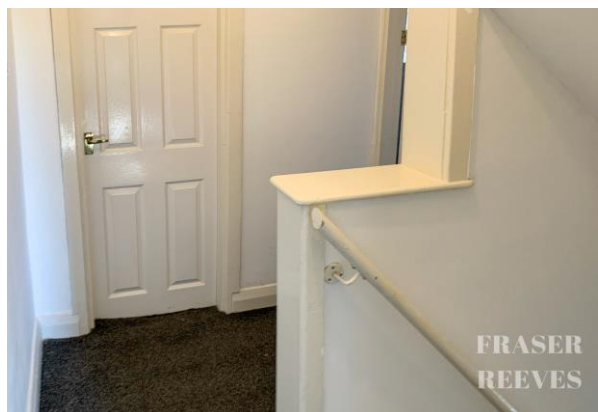
Situated just 11 miles from Manchester City Centre, it's a fantastic option for commuters, with excellent transport links nearby. You'll also find a great range of local shops and amenities close by, making everyday life convenient and hassle-free.

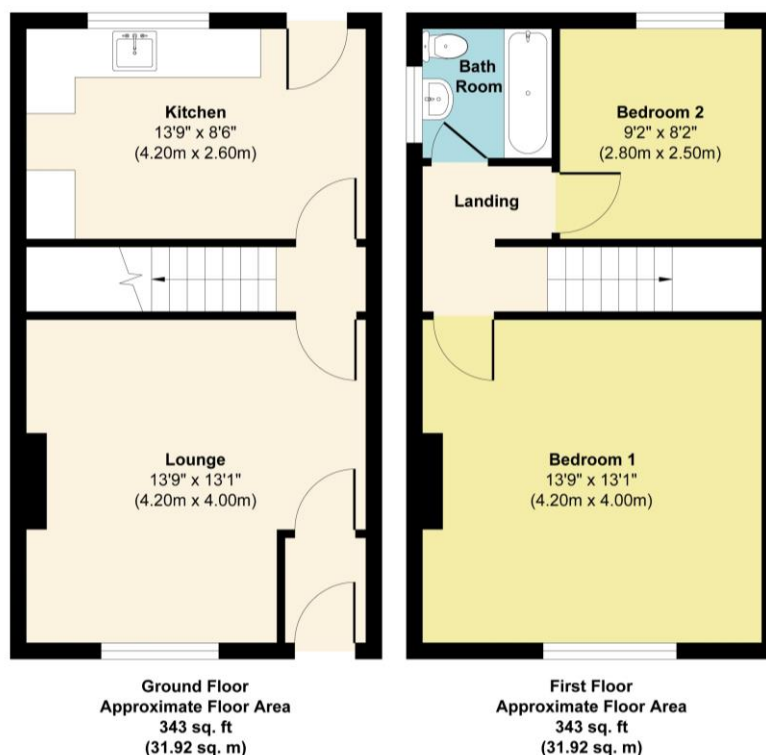
Inside, the property is neat and tidy throughout, offering a move-in ready home that's ideal for first-time buyers. The layout includes:

- Two bedrooms
- Upstairs bathroom
- Spacious rear garden – perfect for relaxing or entertaining

Offered with no onward chain, this is a great opportunity to secure a well-presented home in a popular and practical location.







**Approx. Gross Internal Floor Area 686 sq. ft / 63.84 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

### General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick, tile and render

Heating type: Gas Central Heating

Broadband: Standard 27mbps download, 5mbps upload, Superfast not currently available, Ultrafast 1800mbps download, 220mbps upload.

Mobile Signal/Coverage: O2 voice likely, data limited, Vodafone voice limited, data limited, EE voice limited, data limited.

Rights/Restrictions: ask agent

Flood Risk: very low

### Local Authority:

Wigan Borough Council

### Council Tax:

Tax Band A

### Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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