



**Gloucester Street, Atherton M46 0JD**

**£129,950**

*This THREE BED property is located close to Atherton town centre, bus route and local amenities. There are local primary schools and high schools nearby. The property comprises of entrance hall, lounge, kitchen/dining area, three bedrooms and family bathroom. To the front of the property there is a front garden and to the rear there is a patio area. Viewings are highly recommended.*

- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- FRONT AND REAR GARDENS
- CLOSE TO ATHERTON TOWN CENTRE
- SHORT DRIVE TO ATHERLEIGH WAY BYPASS
- NEEDS RENOVATION

### **Hallway**

4' 6" x 4' 4" (1.383m x 1.313m) Ceiling light point, wall mounted radiator, wooden front door, laminate flooring.

### **Lounge**

14' 0" x 13' 6" (4.256m x 4.115m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, gas fire.

### **Kitchen/Diner**

8' 7" x 16' 8" (2.625m x 5.082m) Spotlights, wall mounted radiator, UPVC double glazed rear door, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, smeg induction hob and electric oven, space for washing machine and fridge freezer, roll top work surfaces, single sink with drainer and mixer tap, splashback tiles, under stairs cupboard.

### **Stairs/Landing**

Ceiling light point, wood single glazed window, carpeted.

### **Bedroom One**

11' 7" x 10' 6" (3.532m x 3.189m) Ceiling light point, wall mounted radiator, wooden single glazed window to front, carpeted.

### **Bedroom Two**

10' 8" x 8' 5" (3.250m x 2.569m) Ceiling light point, wall mounted radiator, wooden single glazed window rear, laminate flooring, built in storage.

### **Bedroom Three**

8' 9" x 8' 0" (2.661m x 2.442m) Ceiling light point, wall mounted radiator, wooden single glazed window, laminate flooring.

### **Bathroom**

7' 8" x 5' 11" (2.326m x 1.794m) Ceiling light point, wall mounted radiator, wooden single glazed window front, laminate flooring, half ped basin, WC, bath.

### **Outside**

#### **Front**

Lawn, pathway

#### **Rear**

Flagged patio area, small bedding area.





*Tenure*

*TBC*

*Council Tax Band*

*A*



Please note if any appliances are included in the property.  
These items have not been tested by Stone Cross Estate  
Agents; this is the responsibility of the buyer.



## Energy performance certificate (EPC)

339, Gloucester Street  
Atherton  
MANCHESTER  
M46 0JD

Energy rating  
**D**

Valid until: **9 November 2027**

Certificate number: **8793-8905-6429-8197-8933**

Property type

Semi-detached house

Total floor area

76 square metres

### Rules on letting this property

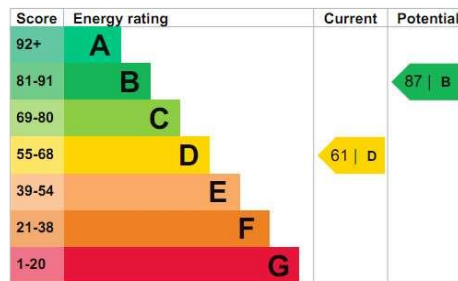
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

***Viewing of this property is strictly by appointment through Stone Cross Estate Agents.***

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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