



North Croft Atherton M46 OSW

Offers Over £475,000

This executive five-bedroom freehold property is positioned in close proximity to Atherton town centre, offering convenient access to various amenities. Additionally, it is just a short drive away from Atherton train station, the Atherleigh Way bypass, and the north road leading to motorway networks, making it an ideal location for commuters. Situated on a generous-sized plot within the highly sought-after North Croft development, the property boasts gated access for added security and exclusivity. Upon entering the property, you are greeted by a welcoming hallway that provides access to a well-appointed WC. The ground floor features a spacious lounge, offering a comfortable and relaxing space, as well as a snug that can be utilised as a second lounge or a versatile room based on individual preferences. The kitchen/dining area is generously sized and includes a utility space, catering to the practical needs of modern living. Moving to the first floor, you will find three bedrooms, including an ensuite for added convenience, and a master bathroom. The second floor accommodates two additional bedrooms, each with access to a Jack and Jill ensuite, enhancing the overall functionality of the upper level. Externally, the property showcases a front area with a double garage and a spacious garden with a driveway, providing ample parking space. The rear of the property features an office space with electric amenities, a well-maintained lawn, a patio area, and a deck, creating a perfect balance between work and leisure in the comfort of your own home.

- Executive five-bedroom
- Freehold property
- Short drive away from Atherton train station
- Highly sought-after North Croft development
- Two Ensuites
- Three storey property

Hallway

11' 1" x 10' 9" (3.372m x 3.265m) Steel front door, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, under stairs storage.

Lounge

20' 4" x 11' 3" (6.198m x 3.432m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, carpeted flooring.

Kitchen

15' 4" x 14' 1" (4.677m x 4.282m) UPVC double glazed french doors to rear, ceiling light point and spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, induction hob and electric oven, integrated fridge freezer, 1 1.5 sink unit with drainer and mixer tap, dishwasher.

Utility

Steel door to rear, ceiling light point, wall mounted radiator, tiled flooring, sink unit, work surfaces, base and wall unit.

Snug

11' 4" x 9' 0" (3.454m x 2.752m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, tiled flooring, WC, basin.

Stairs/Landing

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, airing cupboard.

Bedroom One

14' 1" x 11' 3" (4.294m x 3.424m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, 2 x fitted wardrobes.



Ensuite

Ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, WC, basin, shower, half tiled.



Bedroom Four

11' 3" x 9' 0" (3.429m x 2.739m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

Bedroom Five

6' 9" x 9' 0" (2.048m x 2.750m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, built in wardrobe.



Bathroom

6' 5" x 10' 10" (1.961m x 3.298m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, basin, WC, bath, walk in shower, half tiled walls.



2nd Landing top floor

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard currently utilised as a small office space.

Bedroom Two

16' 8" x 11' 3" (5.075m x 3.430m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows x 3 to front and side, laminate flooring, fitted wardrobes x 2.

Jack and Jill Ensuite

Ceiling light point, wall mounted radiator, Velux window, tiled flooring, basin, WC, shower.



Bedroom Three

16' 8" x 9' 0" (5.08m x 2.75m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows to rear and side x 2, laminate flooring.

Outdoor office

Spotlights, electric heater, laminate flooring, L shaped room, UPVC patio doors x 2.

Energy performance certificate (EPC)

2 North Croft Altherton MANCHESTER M46 0SW	Energy rating C	Valid until: 11 October 2033 Certificate number: 9320-2702-8300-2197-0155
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Property type	Detached house
Total floor area	190 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 rating and score

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

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



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

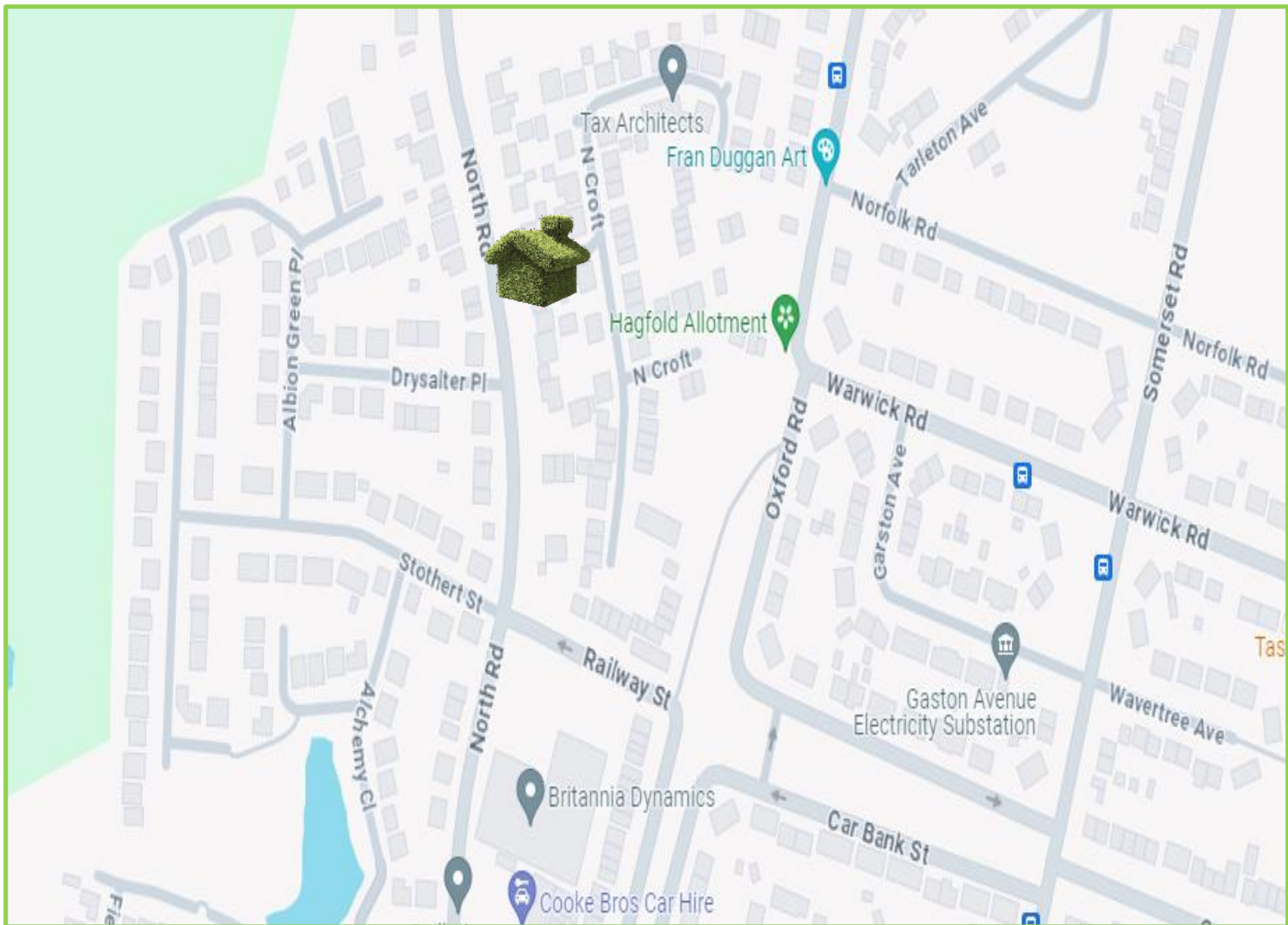
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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







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.

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.

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