



Leigh Road, Atherton M46 0PB

Offers Over £139,950

This two-bedroom mid-cottage is nestled within a listed building in the sought-after area of Howebridge, offering a perfect blend of character and convenience. Situated a short distance from Atherton town centre and Howebridge Sports Centre, the location is ideal for those who enjoy local amenities and active lifestyles. Commuters will appreciate the easy access to the Atherleigh Way Bypass. The property features a vestibule leading into a lounge, a kitchen, and a separate dining room perfect for entertaining. Upstairs, there are two comfortable bedrooms and a modern bathroom. Outside, the cottage boasts a lawn at the front and a private patio area at the rear, providing a delightful space. This property is ideal for first-time buyers looking to step onto the property ladder or investors seeking a valuable addition to their portfolio.

- IDEAL FOR FTB/INVESTORS
- CLOSE TO TRANSPORT LINKS
- GRADE II LISTED
- TWO RECEPTION ROOMS
- CLOSE TO SPORTS CENTRE
- TWO BEDROOM COTTAGE

Vestibule

3' 1" x 3' 9" (0.945m x 1.134m) Ceiling light point, tiled flooring, wooden door.

Lounge

13' 9" x 14' 5" (4.190m x 4.402m) Wooden door, ceiling light point, 2 wall lights, wall mounted radiator, wooden double glazed window to front, carpeted flooring, gas fire.

Dining Room

10' 9" x 7' 0" (3.268m x 2.126m) Wooden door, ceiling light point, wall mounted radiator, wooden double glazed window to rear, carpeted flooring.

Kitchen

11' 1" x 7' 0" (3.379m x 2.122m) Wooden door, ceiling light point, wall mounted radiator, wooden double glazed window to rear, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled.

Stairs/Landing

Ceiling light point x 2, carpeted flooring, loft hatch.

Bedroom One

14' 3" x 12' 10" (4.349m x 3.910m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, carpeted flooring.

Bedroom Two

10' 8" x 7' 0" (3.243m x 2.122m) Ceiling light point, wall mounted radiator, wooden double glazed window to rear, carpeted flooring.

Bathroom

7' 11" x 7' 0" (2.401m x 2.142m) Ceiling light point, wall mounted radiator, wooden double glazed rear window, lino flooring, basin, WC, bath with shower over, tiled walls.



Outside

Front

Lawn

Rear

Patio area.

Tenure

TBC

Council Tax Band

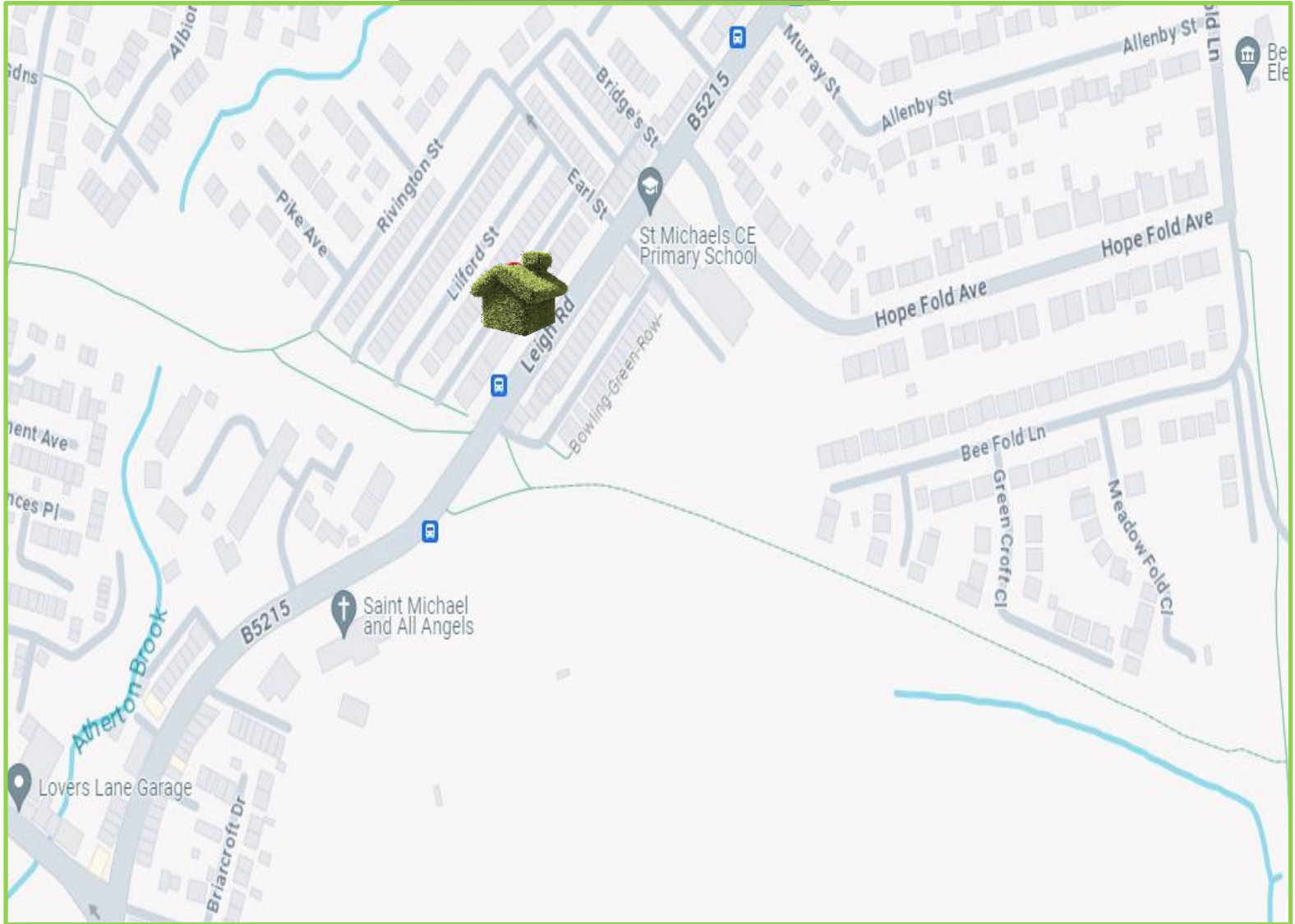
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Other Information

Water mains or private? Parking arrangements? Flood risk?
Coal mining issues in the area? Broadband how provided? If
there are restrictions on covenants? Is the property of
standard construction? Are there any public rights of way?
Safety Issues?







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.

Stone Cross Estate Agents LTD

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