



Flapper Fold Lane, Atherton M46 0HA

£154,950

This three-bedroom semi-detached property is ideally located within walking distance of local shops and convenient bus routes. A short drive provides easy access to the Atherleigh Way bypass, linking to major commuter routes such as the East Lancashire Road, making it an excellent choice for professionals and families alike. The home features a welcoming hallway that leads into a spacious lounge, a separate dining room perfect for entertaining, and a well-equipped kitchen offering ample storage and workspace. Upstairs, there are three generously sized bedrooms and a modern family bathroom, providing comfortable living for a growing family.

The property is situated close to a range of excellent primary and high schools, making it ideal for those with children. Additionally, Atherton town centre is just a short distance away, offering a variety of cafes, restaurants, and shops, ensuring all essential amenities are within easy reach. With its excellent location and well-proportioned living spaces, this property presents a fantastic opportunity for those seeking a comfortable home in a convenient and family-friendly area.

- CLOSE TO AMENITIES
- THREE BEDROOMS
- CLOSE TO SCHOOLS
- NO ONWARD CHAIN
- WALKING DISTANCE TO BUS STOPS
- TRANSPORT LINKS NEARBY

Hallway

Wooden front door, ceiling light point, wall mounted radiator.

Lounge

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, gas fire.

Kitchen

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, wall base and drawer units, space for freestanding oven and washing machine, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Dining Room

UPVC double glazed french doors to front, ceiling light point x 2, wall mounted radiator.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring.

Bedroom One

Ceiling light point, wall mounted radiator x 2, UPVC double glazed window to front.

Bedroom Two

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear.

Bedroom Three

Ceiling light point, wall mounted radiator, UPVC double glazed window to front.

Bathroom

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, WC, basin, bath with shower over, tiled walls.

Tenure

Leasehold



Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Not Known

Coal mining issues in the area? Not Known

Broadband how provided? Not Known

If there are restrictions on covenants? Not Known

Is the property of standard construction? Yes

Are there any public rights of way? Not Known

Safety Issues? Not Known





Energy performance certificate (EPC)		
122, Plapper Fold Lane Alberton MANCHESTER M46 5HA	Energy rating D	Valid until: 4 March 2029
		Certificate number: 0423-2834-7377-9701-4655
Property type		Semi-detached house
Total floor area		66 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 D. It has the potential to be C.

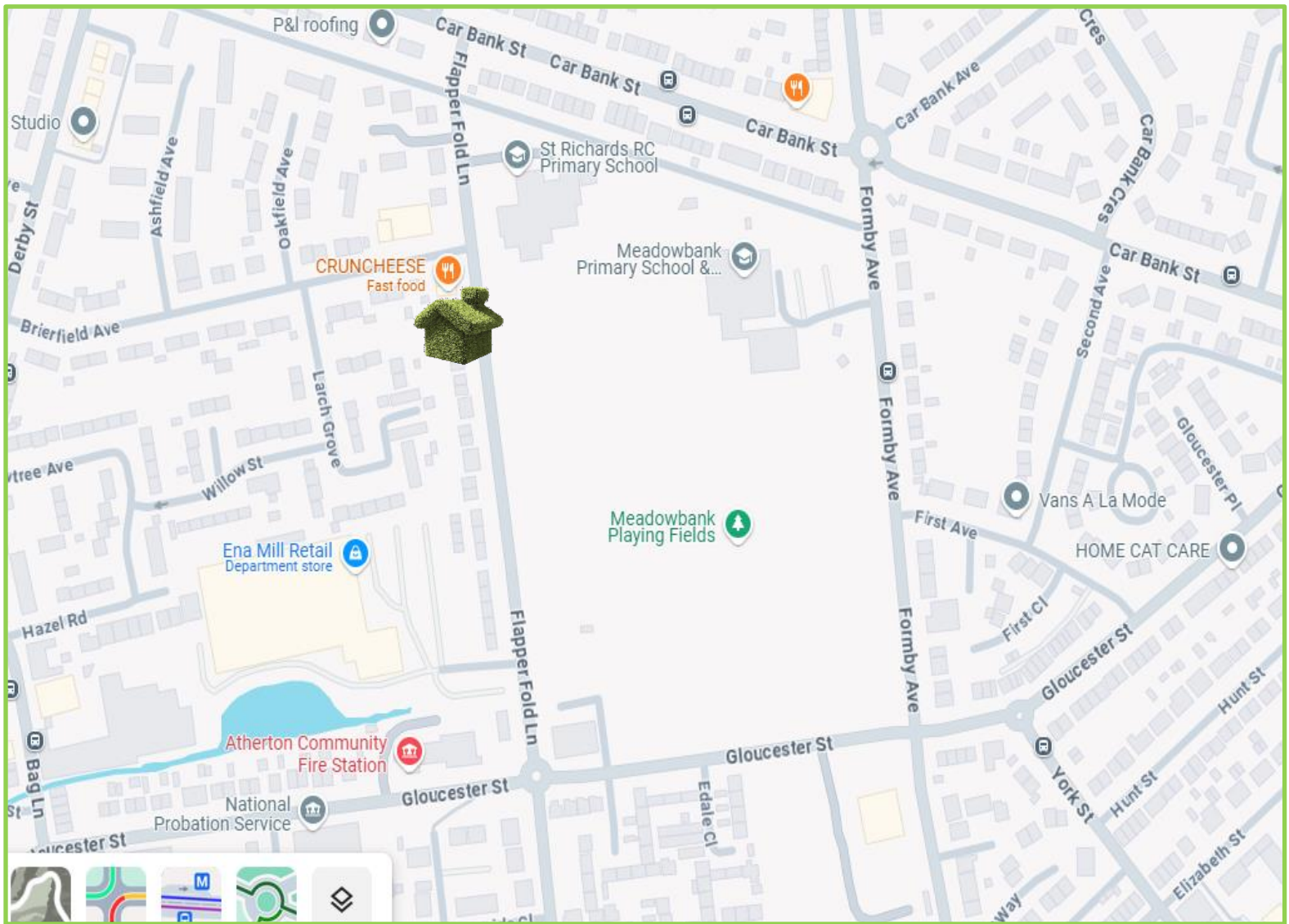
[See how to improve this property's energy efficiency.](#)

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.

Stone Cross Estate Agents LTD

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