



## *Albion Green Place, Atherton M46 OTP*

**£260,000**

*This beautifully presented semi-detached home, set over three spacious floors, offers stylish and versatile living space in immaculate condition—a true credit to its current owners. To the front, the property benefits from a driveway providing off-road parking, while the landscaped rear garden is a standout feature, boasting an Indian stone patio, low-maintenance artificial grass, and a composite decked seating area, perfect for outdoor entertaining or relaxing. Internally, the ground floor comprises a welcoming hallway, a modern kitchen with dining area, a contemporary WC, and a bright lounge with French doors opening onto the beautiful rear garden. The first floor offers two well-proportioned bedrooms, a modern family bathroom, and a cleverly designed office space on the landing, ideal for home working. The top floor is dedicated to a luxurious master suite, complete with an en-suite shower room, offering privacy and comfort. This property is truly turn-key ready, combining stylish décor, thoughtful design, and excellent outdoor space—perfect for families or professionals seeking a high-quality home.*

- SITUATED OVER THREE FLOORS
- IMMACULATE THROUGHOUT
- MASTER WITH ENSUITE TO TOP FLOOR
- SOUGHT AFTER COTTENFIELDS DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- FAMILY ORIENTATED AREA

### **Hallway**

0' 0" x 0' 0" (0m x 0m) Composite front door, ceiling light point, wall mounted radiator, stairs to first floor, karndean flooring.

### **Lounge**

11' 5" x 14' 10" (3.48m x 4.51m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator, under stairs storage, karndean flooring, electric feature log fire.



### **Kitchen/Diner**

13' 8" x 11' 7" (4.16m x 3.54m) Spotlights and ceiling light point, wall mounted radiator, UPVC double glazed window to front, karndean flooring, wall base and drawer units, electric oven and hob, extractor fan, integrated washer/dryer and fridge freezer, oak work surfaces, single stainless steel sink unit with swan tap, oak splash back, boiler.



### **WC**

3' 4" x 4' 8" (1.01m x 1.41m) Spotlights, wall mounted radiator, karndean flooring, part tiled walls, basin, WC.

### **Stairs/Landing**

Ceiling light point, wall mounted radiator, carpeted flooring, seperate door to office space/ stairs to second floor.

### **Bedroom Two**

9' 5" x 14' 10" (2.88m x 4.51m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



### **Bedroom Three**

10' 0" x 7' 11" (3.04m x 2.41m) Ceiling light point, UPVC double glazed window to front, carpeted, integrated wardrobes.

### **Bathroom**

5' 5" x 7' 11" (1.65m x 2.42m) Spotlights, wall mounted radiator, UPVC double glazed frosted window to side, karndean flooring, basin, WC, bath with hand held shower head, part tiled.





### ***Stairs/Landing to second floor***

*Ceiling light point, wall mounted radiator.*

### ***Bedroom One***

*17' 5" x 14' 8" (5.30m x 4.48m) Ceiling light point, wall mounted radiator x 2, loft access, UPVC double glazed window to front, carpeted flooring, integrated wardrobes.*

### ***Ensuite to master***

*5' 9" x 7' 7" (1.76m x 2.32m) Spotlights, heated towel rail, double glazed skylight, WC, basin, shower, part tiled, karndean flooring, storage cupboard.*

### ***Outside***

### ***Front***

*Driveway, stoned, planted borders, pathway.*

### ***Rear***

*Enclosed, Indian sand stone patio area, artificial grass, gate to side, planted/stoned borders, composite decking seating area.*

### ***Tenure***

*Freehold*

### ***Council Tax Band***

*B*

### ***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?*









Energy performance certificate (EPC)			
17 Albion Green Place Altherton MANCHESTER M14 6TP	Energy rating <b>B</b>	Valid until:	23 August 2031
		Certificate number:	2643-3009-1308-0419-1200
Property type		Semi-detached house	
Total floor area		98 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 B. It has the potential to be A.

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

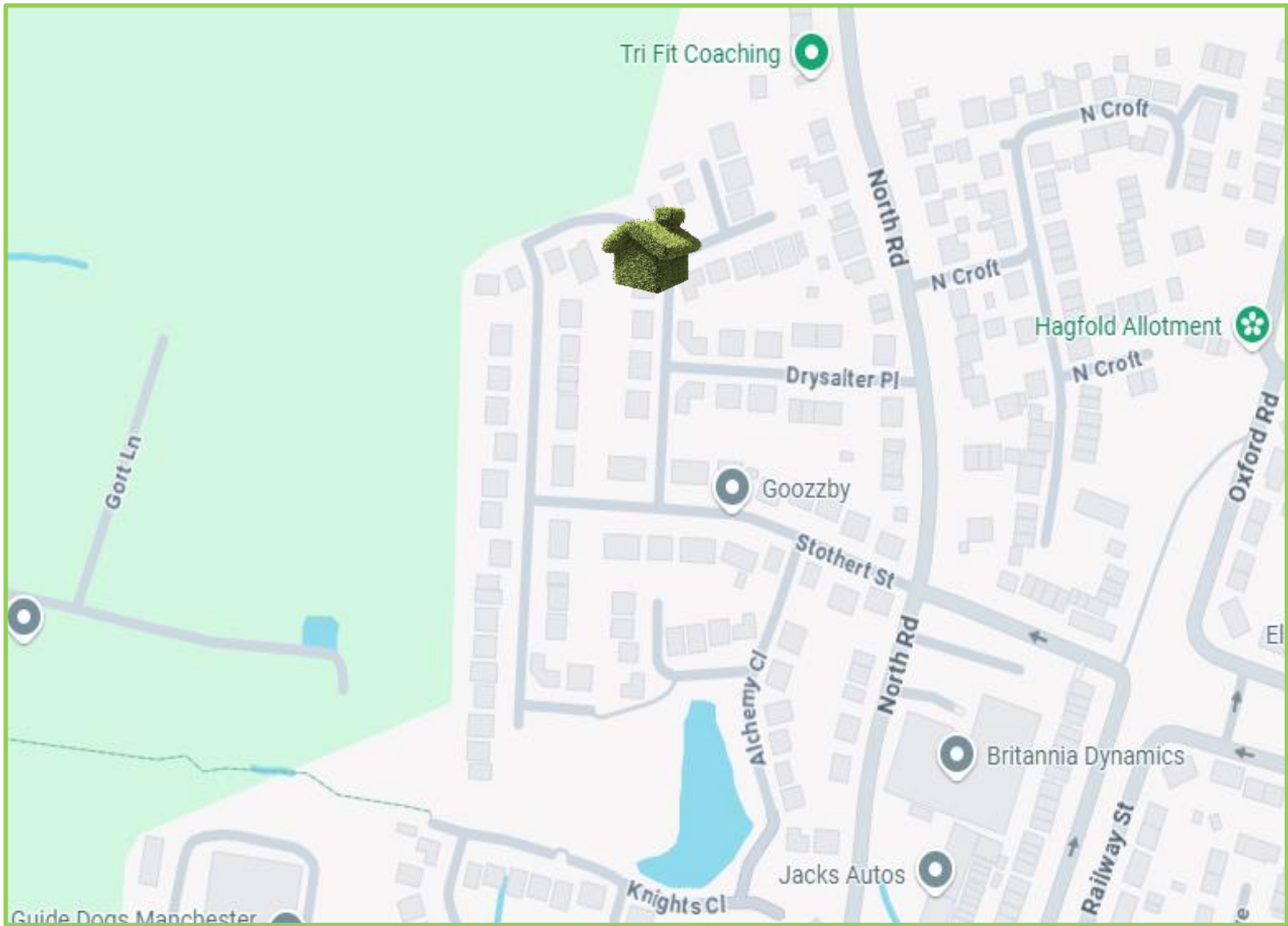


The graph shows this property's current and potential energy rating.

**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

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)