



Canterbury Close, Atherton M46 9JT

£160,000

Three-Bedroom Semi-Detached Home Within Walking Distance to Local Amenities We are pleased to present this three-bedroom semi-detached property, ideally situated within walking distance of local shops and eateries. The accommodation comprises an entrance hallway, a spacious lounge/dining area, a fitted kitchen, three bedrooms, and a family bathroom. Externally, the property features a driveway and a front garden, while the rear offers a patio area, a lawn, and well-maintained bedding borders—perfect for outdoor relaxation. Located close to highly regarded primary and secondary schools, with excellent transport links nearby, including local bus routes and a train station, this property is ideal for families and commuters alike.

- NO ONWARD CHAIN
- LONG DRIVEWAY
- DETACHED GARAGE
- OPEN PLAN LOUNGE/DINER
- GOOD SCHOOLS NEARBY
- EXCELLENT TRANSPORT LINKS

Hallway

15' 7" x 5' 10" (4.741m x 1.788m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, window side panels, laminate flooring.

Lounge/Diner

24' 4" x 8' 11" (7.422m x 2.707m) UPVC double glazed patio doors to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, laminate flooring, gas fire.

**Kitchen**

9' 0" x 7' 7" (2.750m x 2.305m) Ceiling light point, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, space for washing machine and fridge freezer, work surfaces, sink unit, half tiled walls.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch, airing cupboard.

**Bedroom One**

11' 5" x 10' 3" (3.484m x 3.136m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.

Bedroom Two

9' 5" x 10' 5" (2.858m x 3.173m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, storage cupboard.

**Bedroom Three**

8' 3" x 6' 3" (2.508m x 1.917m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bathroom

6' 0" x 6' 2" (1.837m x 1.875m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, basin, WC, bath with shower over, tiled walls.



Outside

Front

Driveway and lawn.

Rear

Patio area, lawn, bedding surrounds.

Tenure

Leasehold

Council Tax Band

B

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? Not Known Are there any public

rights of way? Not Known Safety Issues? Not Known







Energy performance certificate (EPC)		
37 Canterbury Close Alberton MANCHESTER M14 6JT	Energy rating E	Valid until: 3 June 2035
		Certificate number: 0246-3051-6206-8015-2204
Property type	Semi-detached house	
Total floor area	74 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 E. It has the potential to be B.

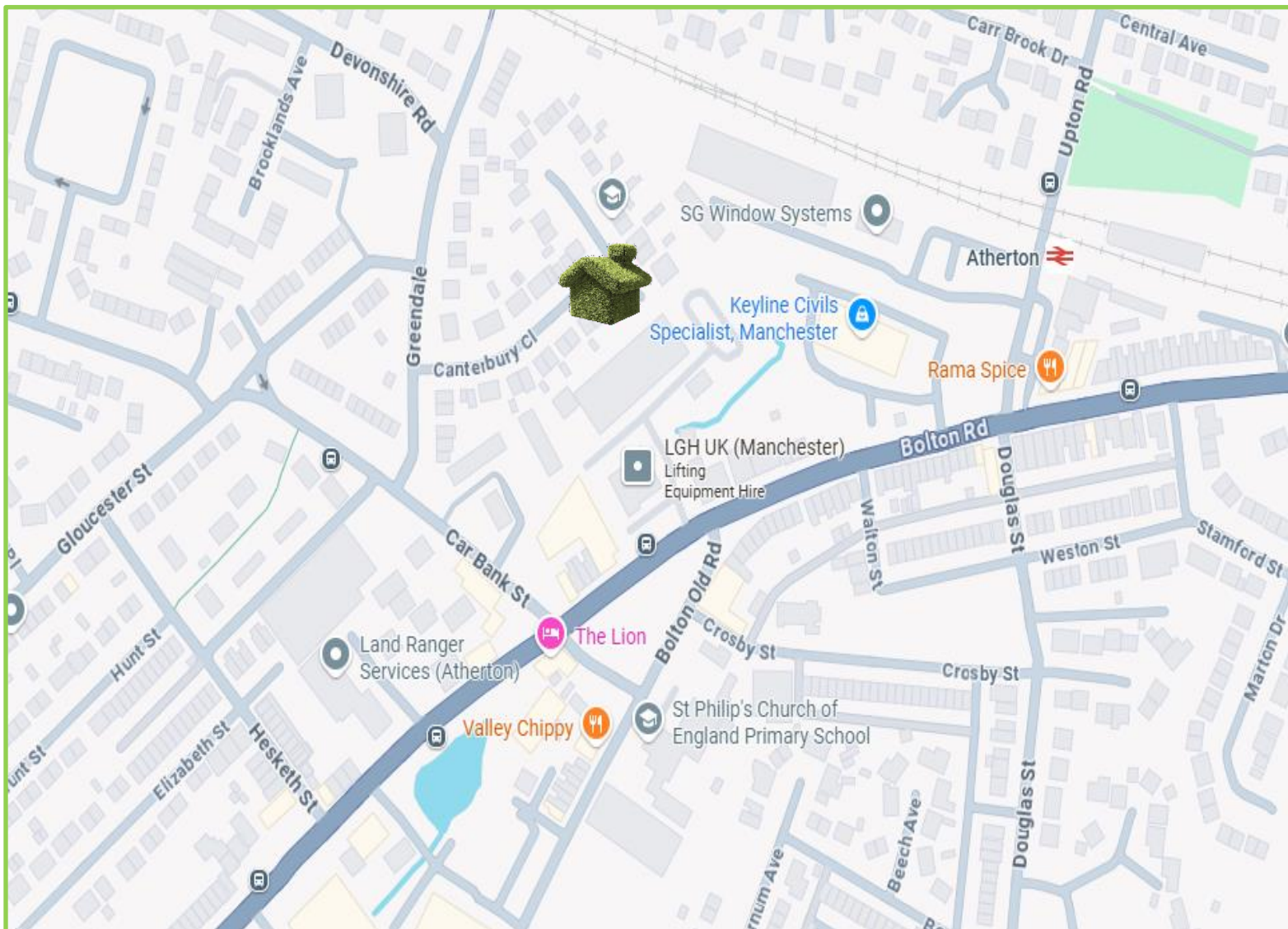
[See how to improve this property's energy efficiency.](#)

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.

Stone Cross Estate Agents LTD

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