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# Marton Drive, Atherton

£425,000



Nestled at the end of a quiet cul-de-sac, this five-bedroom detached property offers a peaceful retreat with scenic views of adjacent fields. Its prime location and spacious layout cater to a diverse range of potential buyers, making it an attractive prospect without the hassle of a chain.

Entering through a welcoming hallway, you're immediately struck by the sense of space and light. The ground floor comprises a well-proportioned living room at the front, leading seamlessly into an impressive family room, perfect for both relaxation and entertaining. To the rear, the generously sized fitted kitchen provides ample room for culinary endeavours and dining.

Ascending the stairs, you'll find four well-appointed bedrooms, each offering comfort and privacy. A modern bathroom serves the upper level, ensuring convenience for residents and guests alike. Notably, one of the bedrooms features a versatile dual-aspect room, offering flexibility in its use to suit individual preferences.

Outside, the property boasts unobstructed views of the surrounding fields from all angles. The front gardens provide convenient off-road parking and access to an integral garage, while the expansive rear gardens offer a peaceful retreat with ample space for outdoor activities and relaxation.

Additionally, this property benefits from planning permission in place, providing the opportunity for further customisation and enhancement to suit specific preferences and needs. (Please ask for more information)

Overall, this property presents a rare opportunity to enjoy both tranquillity and convenience in a sought-after location, with the potential to customize and create a truly personalized living space.



## KEY FEATURES

- SOUGHT AFTER LOCATION
- STUNNING COUNTRYSIDE VIEWS
  - DETACHED
- LARGE SOUTH FACING GARDEN
  - GARAGE
- CUL-DE-SAC LOCATION
  - OFF ROAD PARKING
- MUST BE SEEN TO FULLY APPRECIATE
  - EXTENDED
  - FIVE BEDROOMS







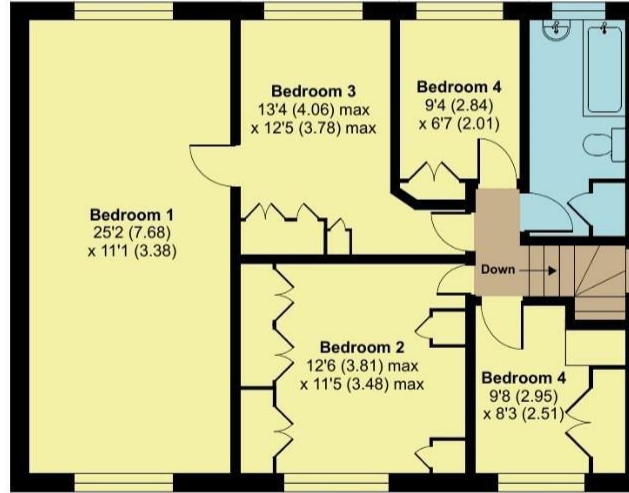
# Marton Drive, Atherton, Manchester, M46

Approximate Area = 1815 sq ft / 168.6 sq m (includes garage)

For identification only - Not to scale

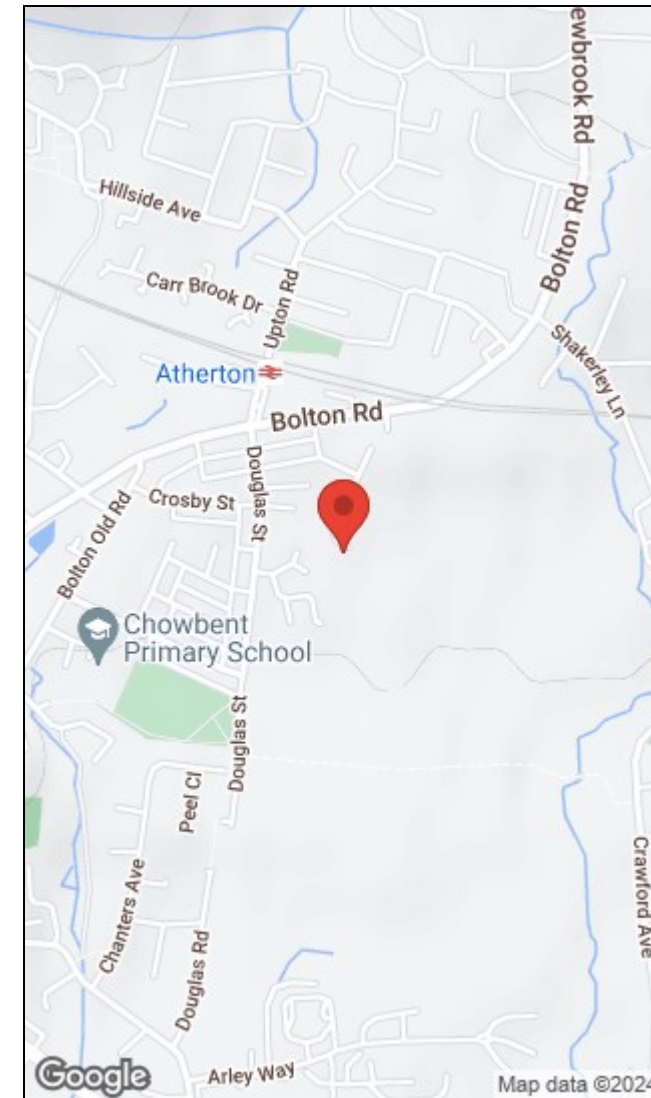


**GROUND FLOOR**  
APPROX FLOOR  
AREA 91.5 SQ M  
(985 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 77.1 SQ M  
(830 SQ FT)

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1123936



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	65		77
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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