



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Leigh Road, Atherton

£145,000

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This beautifully presented and extended garden-fronted terraced home is situated in a sought-after residential area, making it an excellent choice for first-time buyers or those seeking a move-in-ready property. The home offers spacious and well-designed accommodation, featuring two generously-sized reception rooms, perfect for comfortable living and entertaining.

Upon entering, the ground floor welcomes you with a charming entrance vestibule leading into a bright and spacious sitting room, offering a cosy yet elegant space for relaxation. Adjacent to the sitting room is a well-proportioned, separate dining room, ideal for family meals or hosting guests. The dining room seamlessly flows into a recently refitted, modern kitchen, which is equipped with contemporary fixtures and fittings, offering plenty of storage and counter space for culinary enthusiasts.

The first floor of the property houses two large double bedrooms, each offering ample space for furnishings and personal touches. Both bedrooms benefit from abundant natural light, creating a peaceful and inviting atmosphere. Completing the upper floor is a stylish and modern family bathroom, fitted with high-quality fixtures and designed with comfort in mind.

Externally, the property enjoys a garden-fronted aspect, providing curb appeal and a pleasant outdoor space. To the rear, there is a private, enclosed, low-maintenance garden that offers a serene environment for outdoor relaxation or al fresco dining, while also benefiting from being free from direct overlooking, ensuring a sense of privacy.

This delightful home combines modern living with timeless charm and is perfectly suited for those looking to settle in a vibrant and well-connected location.

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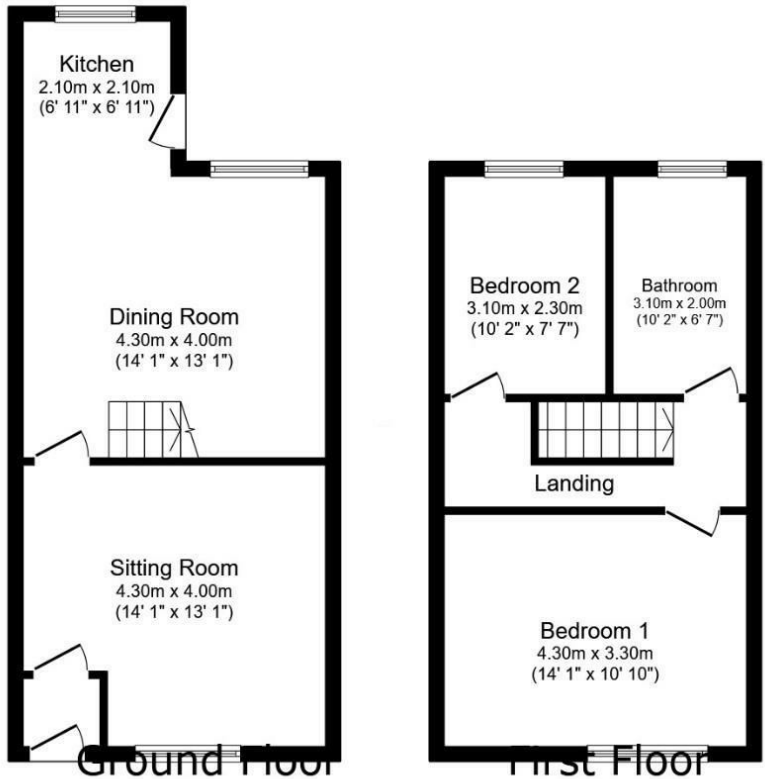


## KEY FEATURES

- PERFECT FOR FIRST TIME BUYERS
  - EXTENDED
  - KITCHEN DINING AREA
  - TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
  - NO CHAIN
  - MOVE IN READY



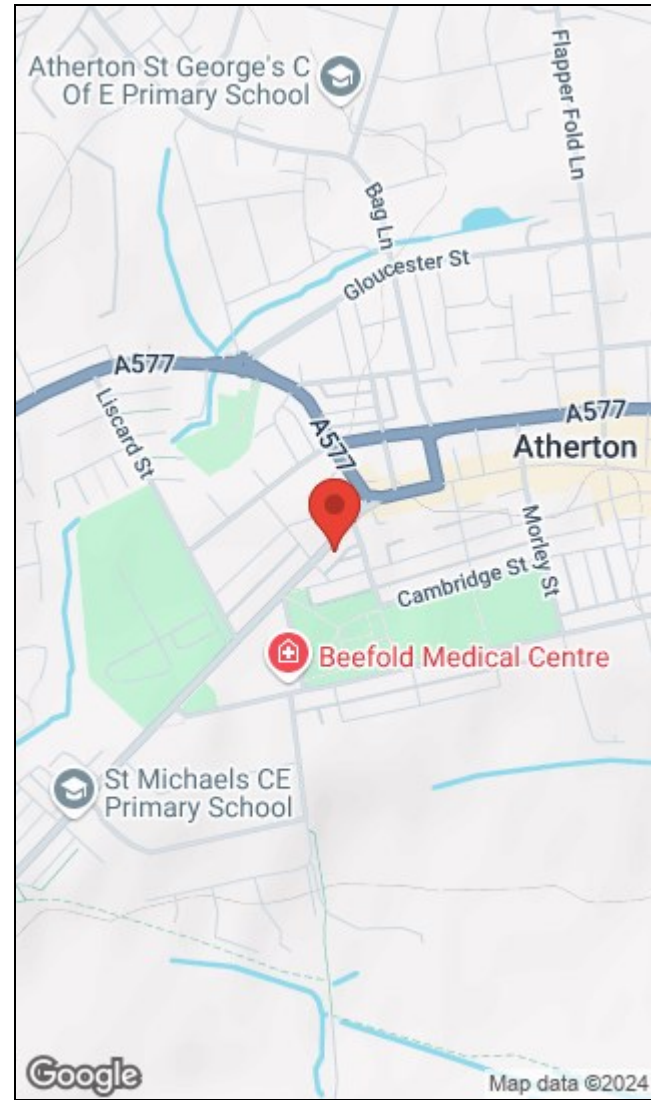




Ground Floor Floor area 39.5 m<sup>2</sup> (425 sq.ft.) First Floor Floor area 34.8 m<sup>2</sup> (375 sq.ft.)

TOTAL: 74.3 m<sup>2</sup> (800 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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