



Higham Estate Agents



312 Hamilton Street

Atherton, Manchester, M46 0BE

Offers over £220,000

HIGHAM ESTATE AGENTS are thrilled to present this pristine, recently renovated semi-detached home in Atherton for sale with no onward chain. With modern features and ample living space, the property also includes off-road parking. Situated close to Atherton Park, the vibrant town center, outstanding schools, and convenient transportation options like the Guided Bus Way and Atherton Train Station, this property is an ideal choice for a family home.

Upon entry, you are greeted by a welcoming hallway that leads to a spacious sitting room with a bay window. Towards the back, you'll find a lovely kitchen dining room with modern wall and base units, a Belfast sink, and a good size dining area with French doors opening to the rear gardens. A well-designed utility room is also accessed from this space. Upstairs, there are three excellent sized bedrooms and a modern shower room. Outside, the front gardens are enclosed and offer off-road parking, while the back gardens are low maintenance and provide ample outdoor space.

- Three Bedroom Semi Detached
- Refurbished Throughout
- Near By Atherton Park
- No Onward Chain
- Council Tax Band C
- Leasehold 999 years from 1928 approx. £4 PA

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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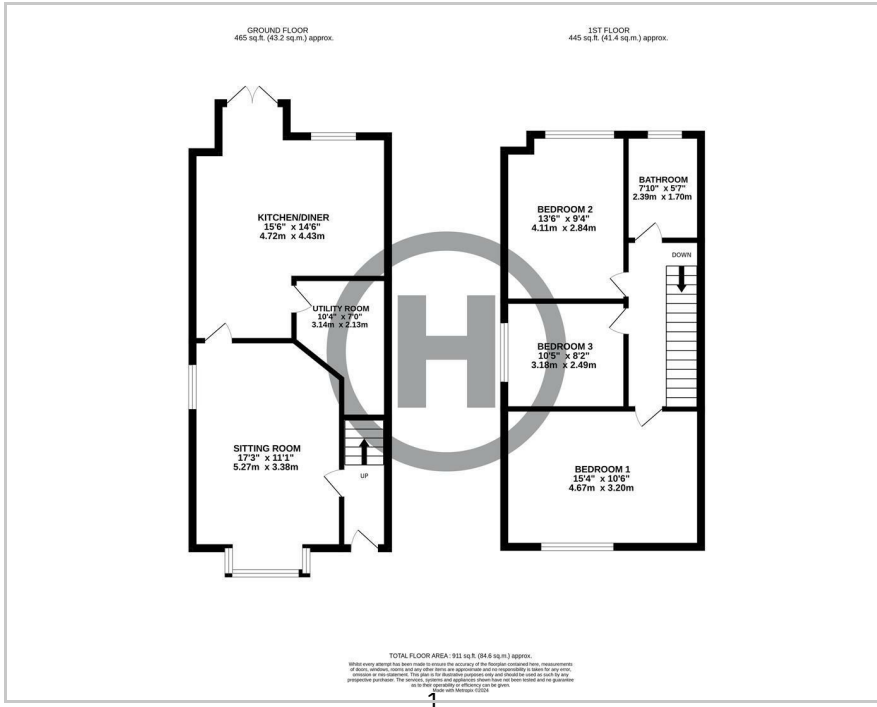


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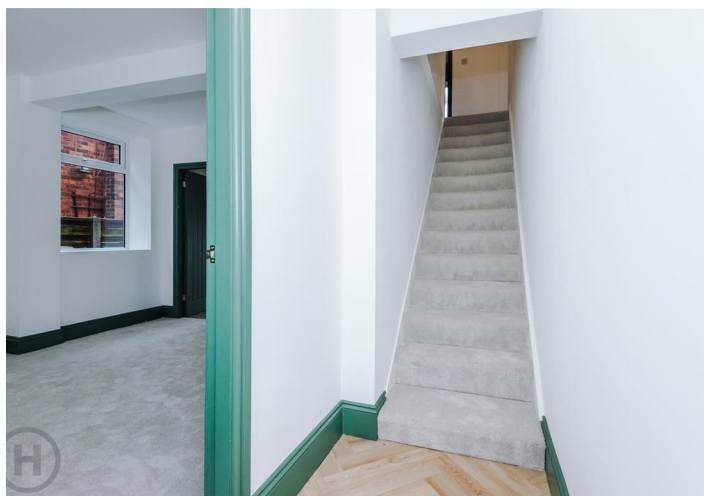
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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			83
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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