



# Higham Estate Agents



## 107 Cambridge Street

Atherton, Manchester, M46 0AL

**Offers over £170,000**

HIGHAM ESTATE AGENTS are excited to present this stunning garden fronted terrace property, offering picturesque views of Atherton Park. Situated in a sought-after location in Atherton, the house is within walking distance of the town centre and conveniently close to local schools, as well as transport links such as the guided bus route and Atherton train station. This well-maintained home is ideal for various buyers and is available without a chain. It is recommended to arrange an early viewing to avoid missing out.

Comprising an entrance porch with an internal door that leads into a spacious sitting room featuring a front-facing window, recessed ceiling with spotlights, and a door connecting to the kitchen diner. The open-plan layout to the UPVC sun room gives the property a remarkable appeal, providing a light and airy atmosphere. The kitchen includes modern wall and base units, integrated appliances, space for additional free-standing appliances, complementing work surfaces with a fitted breakfast bar, and a generous dining area. Ascending to the first floor, the generous landing leads to the master bedroom with a front-facing window that provides stunning views of the park and includes built-in wardrobes. The second bedroom, located at the rear of the property, is spacious and accompanies the generously sized shower room with a walk-in shower cubicle and complementary wall and floor tiling. Externally, the property features a delightful front yard overlooking a tranquil park at the front, and at the back, there is a well-kept, low-maintenance yard with a rear gate that opens to the enclosed communal alleyway.

In addition, the property is of traditional construction, is connected to all mains services and features UPVC double glazing and gas central heating. Please note this property is leasehold, on a 990 year lease from 1907 and the current owner pays approx. £1.50 PA ground rent.

- Two Bedroom Garden Fronted
- Over Looking Atherton Park
- Open Plan Modern Kitchen & Sun Room
- No Onward Chain
- Council Tax Band A
- Leasehold 990 years from 1907

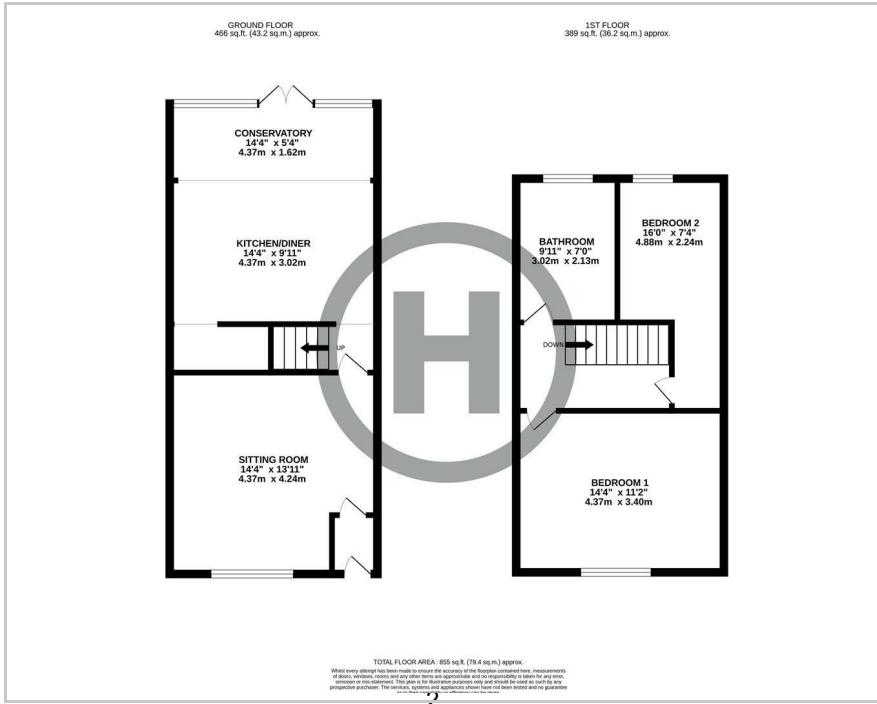
### Viewing

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



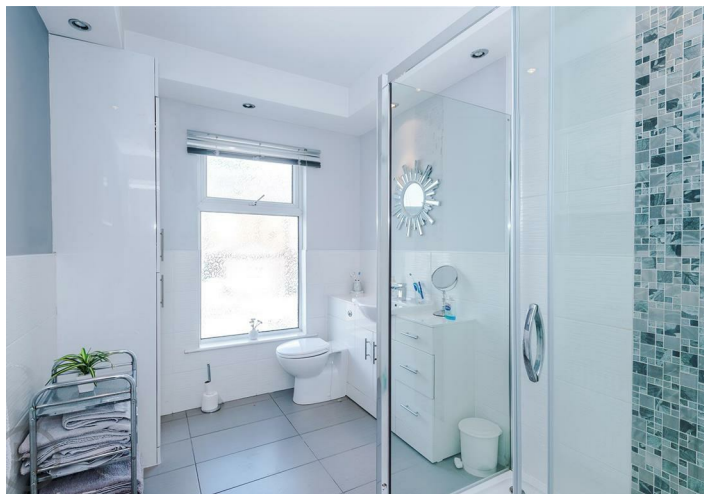


# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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