



Higham Estate Agents



23 Blacksmiths Fold

, Atherton, M46 9DB

£325,000

HIGHAM ESTATE AGENTS are thrilled to present a spacious four-bedroom house in Atherton to the market. With generous living space and a superb location, being close to nearby primary schools, a short distance to Atherton Town Centre and Atherton Train Station, this property is a perfect family home.

The property includes an entrance hall with stairs to the first floor, a convenient downstairs W.C with a sink unit, and an internal door leading to the spacious sitting room with a front-facing window. It also features under stair storage and internal double doors connecting to the dining room. The dining room is generously sized, with a cased opening to the kitchen and an open arch to the conservatory, creating a bright and airy atmosphere. The kitchen/breakfast room offers a variety of wall and base units, space for appliances, and a door leading to the side of the property. On the first floor, there is a remarkable master bedroom with a separate dressing room and en-suite shower room. Additionally, two more double bedrooms, a fourth bedroom of single size, and a three-piece family bathroom complete the internal layout. Externally, the property features a front lawn and a side driveway that extends under the extension, providing further parking spaces and leading to the semi-detached garage at the back. Towards the rear of the property, there is a spacious low-maintenance garden, along with an additional door that leads into the garage.

In addition, this freehold property is connected to all mains services and features UPVC double glazing and gas central heating.

- Four Bedroom House
- Driveway Parking & Garage
- Three Reception Rooms
- Great Location for Schools
- Council Tax Band C
- Freehold

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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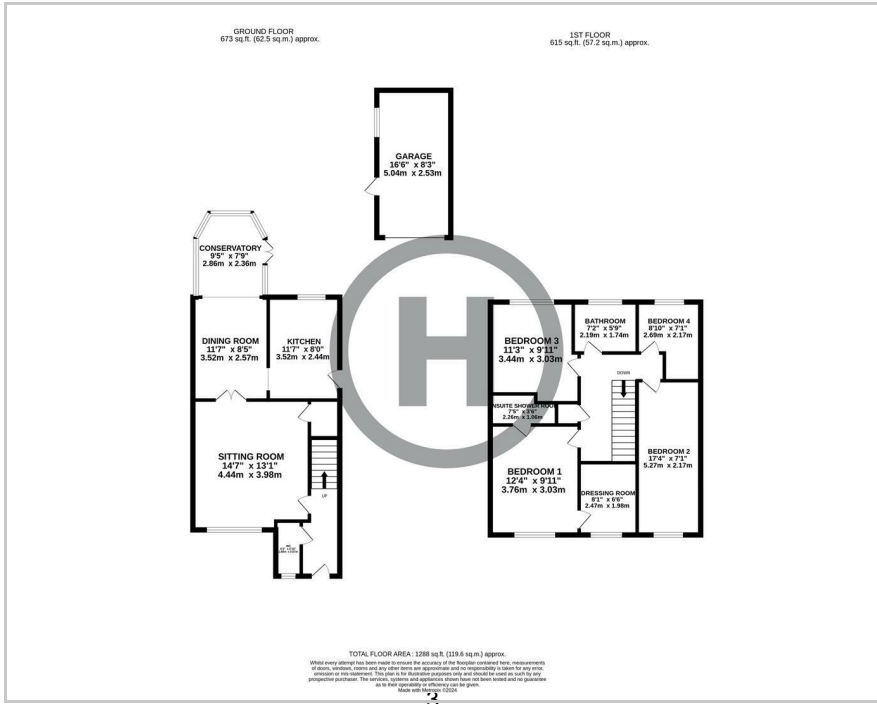


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Floor Plan



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 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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