



Higham
Estate Agents



20 Field Hurst Croft

Atherton, Manchester, M46 0TY

£300,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this beautiful three bedroom detached home situated on the very popular Cottonfields Development in Atherton. This immaculate property boasts ample living accommodation throughout including THREE DOUBLE BEDROOMS and offers driveway parking for two cars, a garage and a large rear garden making this the ideal family home. In addition the property sits within close access to the M61 motorway in nearby Westthroughton, the Guided Bus Way and Atherton Train Station providing easy access to Manchester.

- Three Double Bedrooms
- Open Plan Living Accommodation
- Garage & Driveway Parking
- South Facing Garden
- Popular CottonFields Development
- Service & Management Charges approx. £180 PA
- Freehold
- Council Tax Band C

Viewing

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



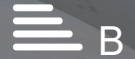
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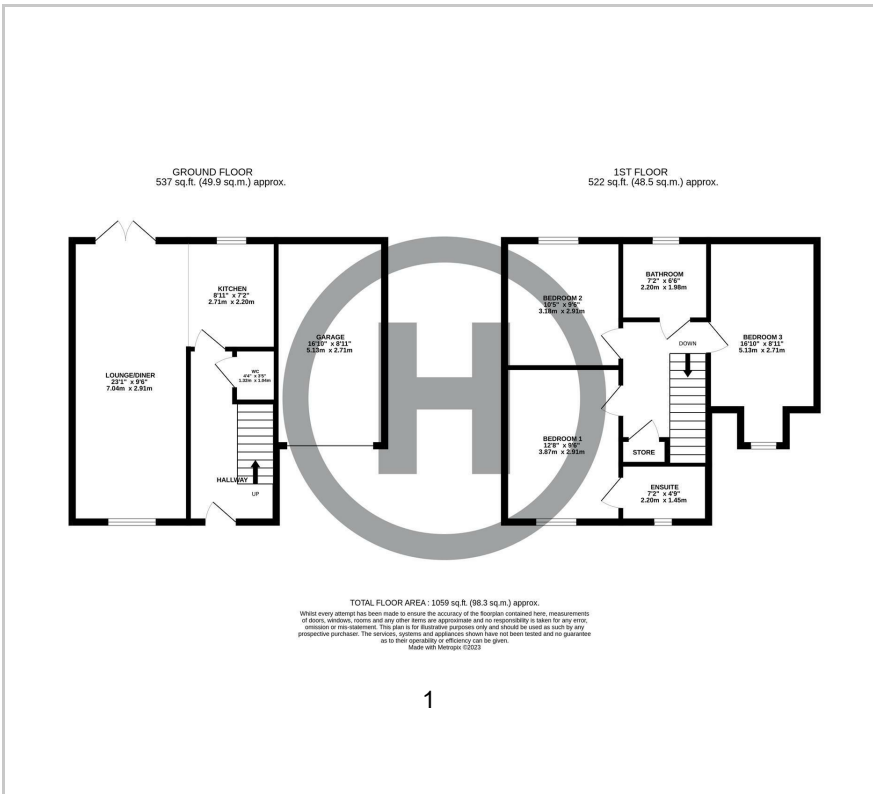


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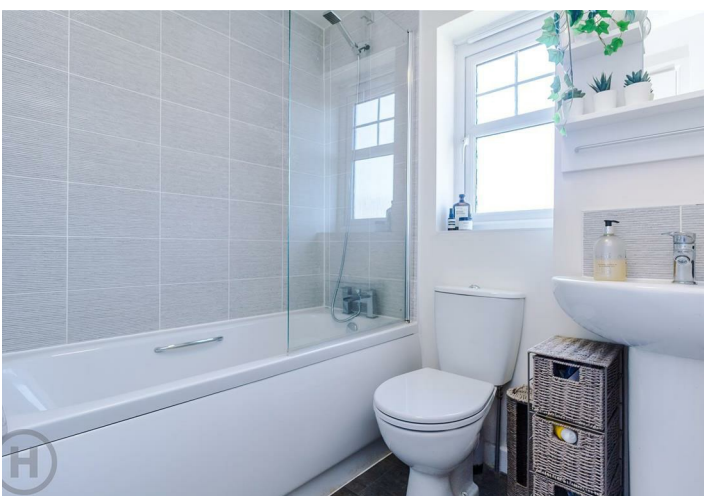
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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	



Property Description

The accommodation features a welcoming entrance hallway, which includes the staircase to the upper floor, a downstairs W.C., and a door that opens into the open-plan living area. This space truly offers a remarkable wow factor. Starting with the kitchen, it showcases a beautiful array of neutral high-gloss wall and base units, complemented by stylish splash-back tiling. This setup provides plenty of storage, housing an integrated oven and hob, with additional room for free-standing appliances and a breakfast bar for casual dining. The dining area, which has patio doors that lead out to the rear garden, seamlessly connects the kitchen to the sitting area. The lounge is highlighted by a large front window, creating a bright and airy family space.

On the first floor, you will discover a generous master bedroom featuring a front-facing window and a contemporary three-piece en suite shower room. The second double bedroom is located at the back, complete with a rear-facing window. Across the landing, the third bedroom is also a double size and boasts a charming feature front-facing window. To finish off the upstairs area, there is a modern family bathroom.

At the front of the property, you'll find a driveway providing off-road parking that leads to the integral garage with an up-and-over door. Enhancing the appeal of this home is a stunning rear garden, predominantly laid to lawn and featuring a southerly aspect, which completes the overall offering.

This freehold property boasts traditional construction and includes full UPVC double glazing. It is connected to all main services and benefits from gas central heating. Furthermore, there is an annual service charge, which was last set at £180, and this amount is subject to an annual review.

Additional Information

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents. Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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