



Higham Estate Agents



20 Fallowfield Way

Atherton, Manchester, M46 9TT

Offers over £235,000

HIGHAM ESTATE AGENTS are delighted to introduce this spacious three-bedroom residence spanning three floors, offering ample living space for a family. The outdoor area is particularly impressive, featuring two separate gardens! Exiting the house leads to the first garden with a remarkable summer house and a secret pathway that leads to a stunning side garden hosting a fixed pergola currently housing a hot tub, ideal for year-round entertainment. Conveniently located within a short walking distance to local schools and the guided bus route, this property also provides easy access to Atherton & Tyldesley town centers and amenities such as schools, gyms, and shops.

- Three Double Bedrooms
- Three Storey Living Accomodation
- Two Impressive Gardens
- Driveway Parking & Garage
- Ideal Location for Schools and Outdoor Walks
- Council Tax Band B
- Freehold

Viewing

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



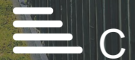
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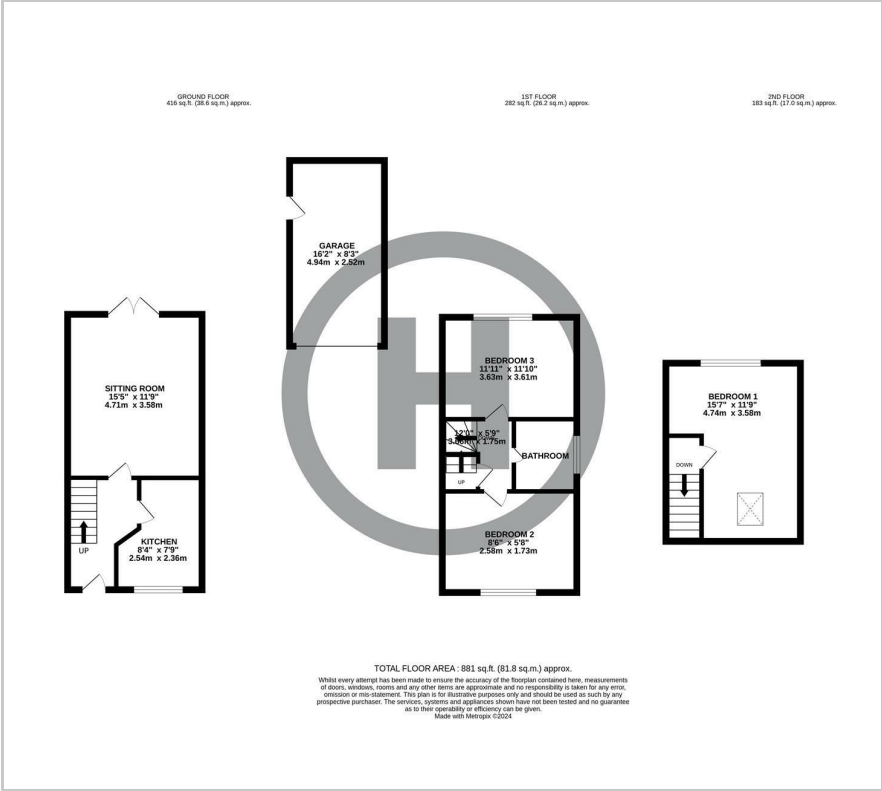


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Floor Plan



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



Property Description

The property boasts a welcoming and spacious entrance hallway, featuring stairs that ascend to the upper level and internal doors that lead to the living areas. At the front of the house, you'll find a contemporary kitchen with a range of wall and base units, which incorporate some built-in appliances, as well as room for additional freestanding appliances, all enhanced by work surfaces and a front-facing window.

At the rear of the property, the expansive sitting room includes sliding patio doors that open up to the rear garden, providing a wonderful space for families to enjoy together.

On the upper floor, you'll find two spacious bedrooms. The second bedroom is located at the front of the property and features a front-facing window, while the third double-sized bedroom is positioned at the rear and includes a rear-facing window along with fitted wardrobes. Centrally located between the bedrooms is the family shower room, which boasts a modern W.C., a sink unit, and a walk-in shower, all beautifully enhanced by wall and floor tiling and a side-facing window.

A separate door from the landing leads to the staircase that ascends to the stunning master bedroom, complete with skylight windows and fitted wardrobes.

The outdoor space is truly remarkable, showcasing two distinct gardens! Stepping out of the house takes you to the first garden, which includes a patio area, an artificial lawn, and an impressive summer house. A hidden pathway leads to a beautiful side garden primarily lawned, featuring a fixed pergola that currently accommodates a hot tub—perfect for entertaining throughout the year. The property benefits a shared driveway to the side leading to the semi detached single garage.

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

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 firms 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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