



# Higham Estate Agents



## 76 Stothert Street

, Atherton, M46 0TF

**Offers over £240,000**

HIGHAM ESTATE AGENTS are thrilled to present this modern three-bedroom semi-detached home for sale, located in the highly sought-after Cottonfields Development in Atherton. The property is beautifully maintained, offering spacious internal accommodation along with off-road parking and private rear garden. Conveniently situated near Atherton's vibrant town center, which features a variety of shops, bars, and dining options, this property is also perfect for commuters. The M61 motorway is just a short drive away in nearby Westhoughton, while the Guided Bus Way and Atherton Train Station are both within easy reach, providing access to Manchester.

- Three Bedroom Semi Detached
- Driveway Parking to Front
- Enclosed Rear Garden
- Master Bedroom with Ensuite
- Popular Location in Atherton
- 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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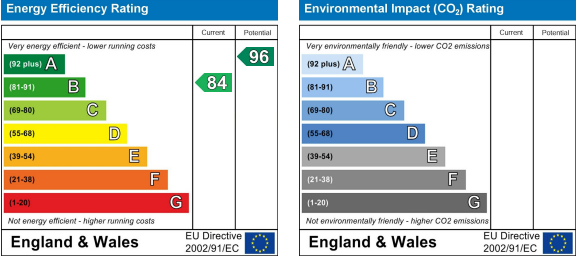
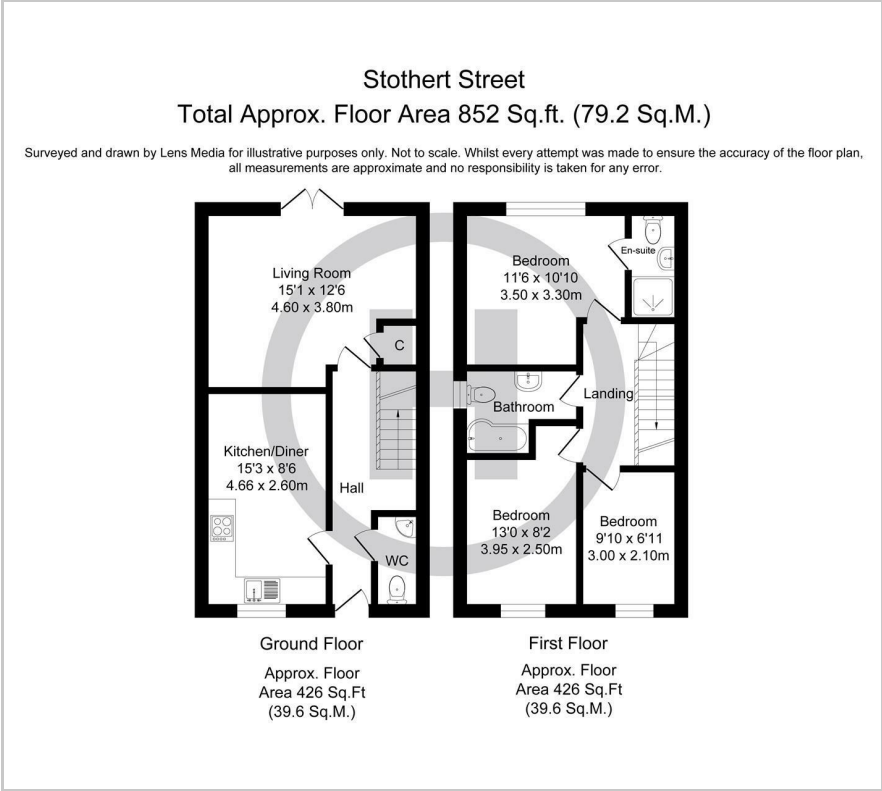
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B



Floor Plan



**Property Description**

In summary, the property features an inviting entrance hallway that leads to the kitchen breakfast room. The contemporary kitchen, situated at the front of the property, boasts a variety of wall and base units paired with complementary work surfaces, space for appliances, a front-facing window, and a dining area. Further along the hallway, you'll find access to the sitting room, a spacious family area with patio doors that open to the rear garden, along with a storage cupboard. Additionally, the downstairs W.C. is accessible from the entrance hallway, which also provides stairs leading to the first floor.

The first floor features a spacious master bedroom located at the rear of the property, complete with a contemporary three-piece ensuite shower room that includes a WC, sink, and shower cubicle. Two additional well-sized bedrooms are positioned at the front of the property, each with front-facing windows. Centrally located among the bedrooms is the family bathroom, which consists of a WC, sink, bathtub, and a side-facing window.

Externally the property is fronted by a good sized driveway. To the rear the property offers a private garden with lawned and paved areas a perfect for family fun and entertaining.

This freehold property is of traditional construction, is connected to all mains services, boasts UPVC double glazing and is warmed by gas central heating. Please note the current owners have advised of a monthly estate management charge of £37.84 is payable and we are currently unaware of the review period.

**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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