



Higham
Estate Agents



117 Tyldesley Road

Atherton, Manchester, M46 9AA

£170,000

HIGHAM ESTATE AGENTS are thrilled to present an immaculate, extended terraced home available for sale in Atherton. Set back from the main road, this garden-fronted terrace features two reception rooms, a modern kitchen extension, two spacious bedrooms, and a contemporary four-piece family bathroom. Its prime location offers convenient access to Atherton Town Centre and its array of amenities, including supermarkets, bars, and restaurants. Additionally, the property is located near Atherton train station and well-served by popular bus routes, including the guided busway into Manchester.

- Garden Fronted Terrace
- Two Reception Rooms
- Modern Kitchen
- Four Piece Bathroom
- Good Size Rear Yard
- Ideal Location for Atherton Town Centre
- Council Tax Band B
- Leasehold 999 years from 1898

Viewing

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



2



1

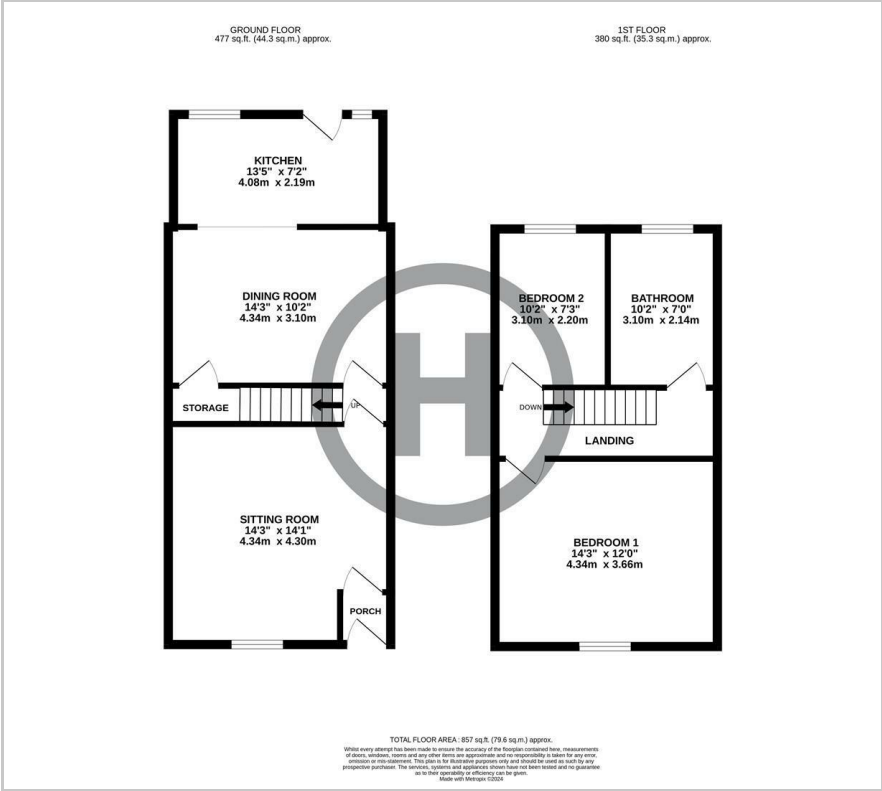


2



C

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		85	(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 features an inviting entrance porch adorned with stylish tiled flooring, leading through an internal door into the generous sitting room, which boasts a front-facing window. Located between the lounge and dining area, a staircase rises to the upper floor. The spacious dining room is perfect for family gatherings and entertaining, enhanced by convenient under-stair storage and an open archway that connects to the kitchen. The kitchen is equipped with a variety of modern wall and base units, complemented by tasteful splashback tiling, an integrated oven and hob, and ample space for additional freestanding appliances. It also includes two rear-facing windows that fill both rooms with natural light, along with a door that opens to the rear garden.

Ascending to the first floor, the expansive landing leads to the master bedroom, which is situated at the front of the property and features a front-facing window. The second generously sized bedroom is located at the back, complete with a rear-facing window, while the bathroom can be found further down the landing. This beautiful four-piece bathroom boasts a walk-in shower cubicle, a bath, a W.C., a sink, and a heated chrome towel rail, all elegantly enhanced by wall and floor tiling alongside a rear-facing window.

At the front, the property is set back from the road and is accessible through a front yard. At the rear, it features a two-tiered south-facing garden, complete with an open back wall that leads to gated access, potentially offering private parking for the property.

The property is on a 999 year lease from 1898 and the current owner has advised an annual ground rent payment of £2.50 is to be paid. Additionally the property is of traditional constructions, boasts UPVC double glazing, is warmed by gas central heating and is connected to all mains services.

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.

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.