



Higham Estate Agents



113 Hamilton Street

Atherton, Manchester, M46 0AY

£185,000

HIGHAM ESTATE AGENTS are thrilled to present this surprisingly spacious two-bedroom, garden fronted terrace property with loft room for sale. Conveniently situated within walking distance of excellent schools and Atherton's vibrant town center, which offers a variety of bars, restaurants, shops, and amenities. This property is well-maintained throughout and features a brand-new kitchen, so we expect it to be on the market for a limited time.

- Two Bedroom
- Bay Fronted Terrace
- Additional Loft Room
- Good Size Rear Yard
- Walking Distance of Town Centre
- Council Tax Band A
- Leasehold 999 Years £3.17 PA

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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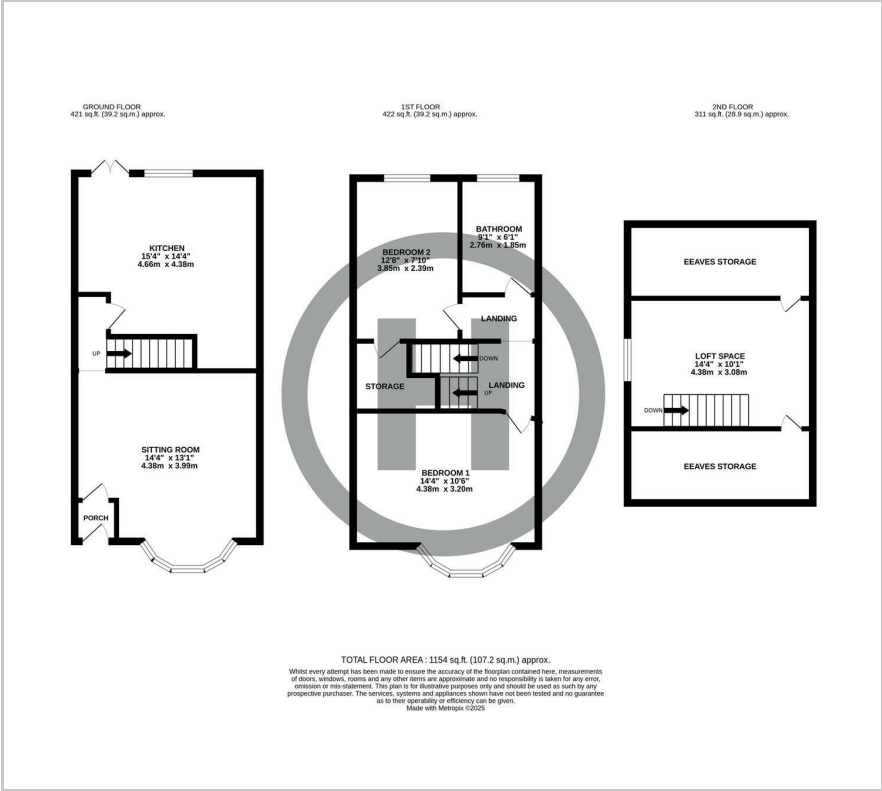
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Floor Plan



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		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property Description

In summary, the property features an entrance porch with an internal door that opens into a spacious sitting room highlighted by a beautiful full bay window. An internal hallway provides access to the stairs leading to the upper floor and a door that opens into the kitchen. The impressive kitchen boasts a variety of wall and base units paired with matching work surfaces, integrated appliances, and a convenient breakfast bar with storage, along with patio doors that open to the rear yard.

On the first floor, you'll discover a large master bedroom at the front of the house, complete with a full bay window. There is also a generously sized second bedroom featuring a walk-in storage cupboard, along with a three-piece family bathroom equipped with a bath, sink, WC, wall tiling, and a rear-facing window. Additionally, a fixed staircase from the landing leads to a useful loft room for storage, which includes a window and eaves storage.

The property is set back from the main road, featuring a private front yard. At the rear, it boasts a spacious yard with a timber gate that opens into a gated communal area.

The property is held on a 999 year lease from June 1932 and the current owner has indicated an annual payment of £3.17 is required. The property is of traditional construction, features gas central heating, UPVC double glazing, loft access and is connected to all main 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.

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