



Higham Estate Agents



14 Lombard Street

Atherton, Manchester, M46 0LT

£250,000

Higham Estate Agents are thrilled to showcase a pristine, three-bedroom semi-detached home. Nestled in a tranquil and sought-after area of Atherton, this property is just a short walk from the vibrant Atherton Market Street, which features a variety of local shops, supermarkets, transport links, and public houses. Additionally, it is conveniently located near outstanding local primary and high schools. With extended living space, three cozy bedrooms, and a lovely garden, this home is perfect for families.

- Three Bedroom Semi Detached
- Open Plan Living Dining Room
- Kitchen Extension
- Two Bedrooms with Fitted Wardrobes
- Immaculately Presented Throughout
- Popular Residential Area
- Council Tax Band B
- Leasehold

Viewing

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



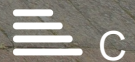
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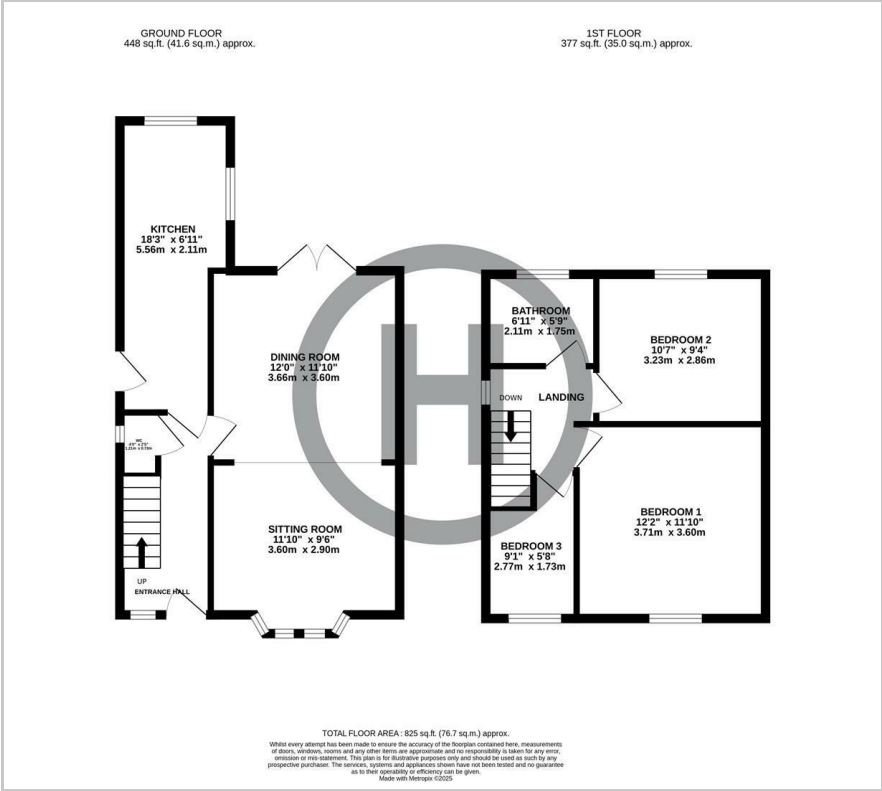


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C

Floor Plan



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|--|--|---|--|--|
| 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

This delightful property features a welcoming entrance hallway, complete with stairs leading to the first floor, doors connecting to the sitting room and kitchen, and convenient access to the downstairs W.C. nestled beneath the stairs. The spacious sitting room boasts a beautiful front-facing bay window and a charming feature fireplace, seamlessly flowing into the dining area. The open-plan layout creates a bright and airy atmosphere, perfect for families to enjoy, with patio doors that open up to the garden. The extended kitchen is equipped with a variety of modern wall and base units, providing ample space for freestanding appliances, alongside stylish work surfaces and attractive splashback tiling. Additionally, the kitchen benefits from dual-aspect windows that overlook the garden and a door leading out to the side.

Ascending to the first floor, you will find a generous master bedroom located at the front, featuring a large window that faces the street and equipped with fully fitted wardrobes. The second double bedroom also boasts modern, fully fitted wardrobes and a window that overlooks the rear. The third and final bedroom is comfortably sized, with a window facing the front. Completing the internal layout is the family bathroom, which includes a three-piece suite consisting of a W.C., sink, and bathtub with an overhead shower, enhanced by wall tiling and a rear-facing window.

Externally, the property is set back from the road, featuring a beautifully maintained garden that includes a path leading to the front door. At the back of the house, you'll find a serene garden with both patio and lawn areas, ideal for entertaining. This garden also wraps around the side of the property, providing access to the front.

The property is held on a 999 year lease from 1935 and the current owner has indicated an annual payment of approximately £3 is required, however this is not currently collected. The property is of traditional construction, features gas central heating with a newly installed boiler in 2023, UPVC double glazing, access to a fully insulated loft 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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