



Higham Estate Agents



257 Wigan Road

, Atherton, M46 0QA

£895 Per month

AVAILABLE FROM 14TH AUGUST!

Please note: A minimum income of £26,850 is required to pass affordability checks

Council Tax: BAND A

Deposit - £895.00

First Months' Rent - £895.00

Total Required To Move In - £1790.00

Higham Estate Agents are delighted to introduce this charming two-bedroom terrace house located in a prime spot in Atherton. The property is beautifully presented inside and out and will be let FULLY FURNISHED. Offering great internal space, off-road parking, and a spacious private rear garden with breath-taking views. Situated near Atherton's vibrant town center, with its variety of shops, bars, and restaurants, the property is conveniently positioned for commuters. Easy access to the M61 motorway in nearby Westthoughton, The Guided Bus Way, and Atherton Train Station make reaching Manchester a breeze.

Viewing

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



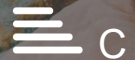
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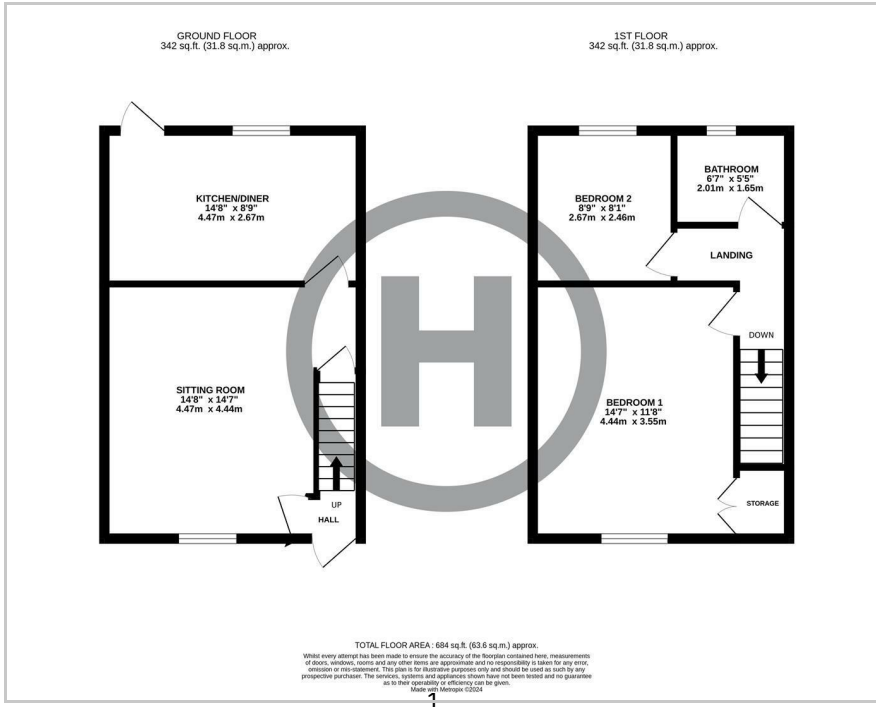


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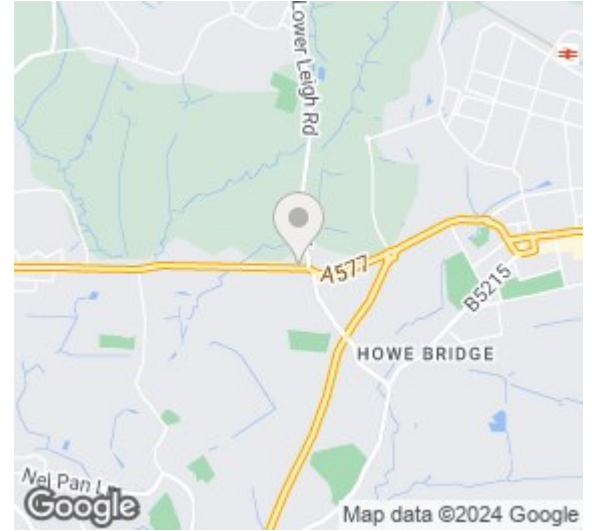
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Floor Plan



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			
EU Directive 2002/91/EC			
England & Wales			

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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.