



# Higham Estate Agents



## 1 Fern Close

Atherton, Manchester, M46 9BG

**£250,000**

HIGHAM ESTATE AGENTS are excited to offer a two-bedroom semi-detached bungalow for sale. Located in a peaceful cul-de-sac in Atherton, this property is ideally positioned close to Atherton Town Centre, featuring a range of amenities such as supermarkets, a train station, and bus routes. Additionally, it provides convenient access to Tyldesley Town Centre, expanding your options even further.

- Two Bedroom
- Semi Detached Bungalow
- Conservatory to Rear
- Garage & Loft for Storage
- Located in a Peaceful Cul-de-sac
- Near Atherton Town Centre
- Freehold
- Council Tax Band C

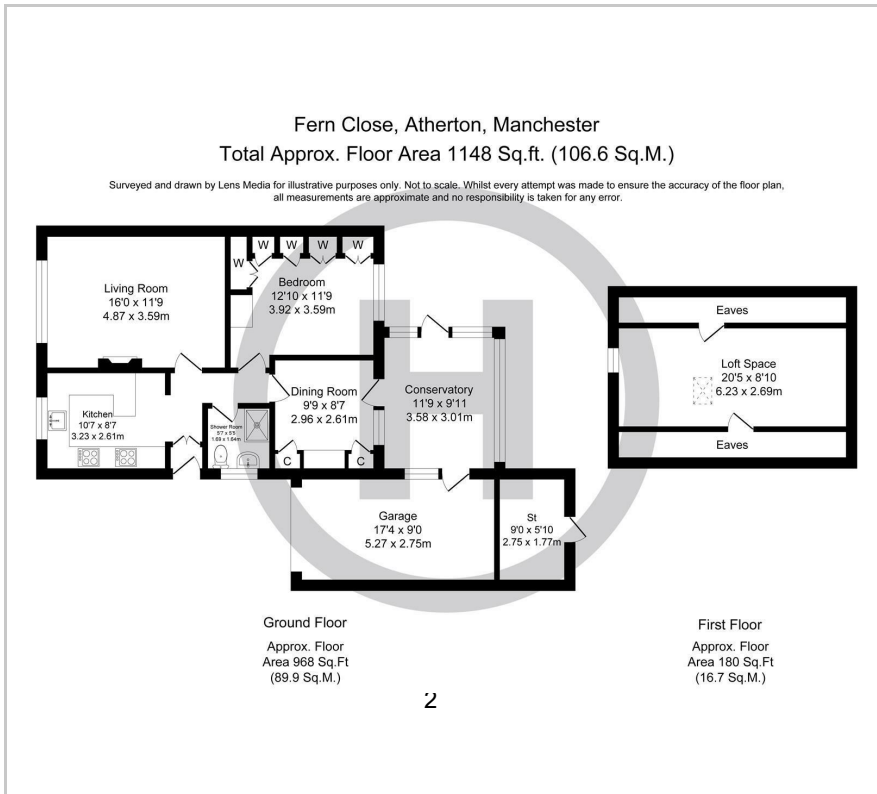
### Viewing

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





# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Property Description

Upon entering the property, the entrance hallway opens up to the living areas. At the front, you'll find a spacious sitting room featuring a front-facing window. Next to the sitting room, also positioned at the front, is the kitchen breakfast room. This area boasts a variety of wall and base units, complemented by work surfaces and splashback tiling. It includes integrated appliances such as a fridge freezer, oven, and hob, along with a convenient front-facing window and a practical breakfast bar.

Nestled peacefully at the back of the property, the master bedroom features fully fitted wardrobes and a window that overlooks the beautifully maintained garden. The second bedroom, currently utilized as a dining area, includes fitted storage cupboards and a UPVC door that opens into the conservatory. The conservatory showcases stunning panoramic views of the garden, boasts a glass ceiling that floods the space with natural light, includes a gas central heating radiator, and has doors that lead directly into the garden. The attached garage can also be conveniently accessed through the conservatory. The final touch to the internal accommodation is the wet room, designed to accommodate disabilities. It features a convenient shower chair, a toilet, a sink unit, full wall panelling, and a side-facing window. Additionally the property boasts a fully boarded loft with pull down ladder.

At the front of the property, you'll find a meticulously maintained lawn adjacent to the driveway that leads to the carport. This carport conveniently connects to an attached single garage with enough space for a large car, complete with an up-and-over door for easy access to storage.

At the back of the property, you'll find a spacious garden featuring a patio area just outside the conservatory doors. The garden boasts a well-maintained two-tier lawn complemented by decorative shrubs and borders. Furthermore, offering additional storage options there is a storage outhouse attached to the rear of the garage which currently houses a tall freezer, tumble dryer and a plumbed in washing machine.

Additionally this freehold property is of traditional construction, offers 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.

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