

SIMPLE LIFE

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## Yarnside Close, Atherton, Manchester

£1,095 PCM

Welcome to Simple Life's Hamilton Square homes. Atherton is well serviced for road networks with easy access to the A580, the M61 to Manchester and Liverpool and Bolton, the M62 and M6.

The Irwell is a stunning home built with you in mind.

Entering through the front door you are welcomed by an attractive kitchen with a range of contemporary fitted units and modern integrated appliances. Heading through the hallway will take you into a spacious living/dining area which is finished with beautiful wooden flooring and French windows which open out onto your private rear garden. The lower floor also benefits from a storage cupboard and WC.

Upstairs you will find two spacious double rooms, the master bedroom including a fitted, mirrored wardrobe, whilst the second bedroom benefits from having built in storage space. There is also a main bathroom equipped with a bath and shower.

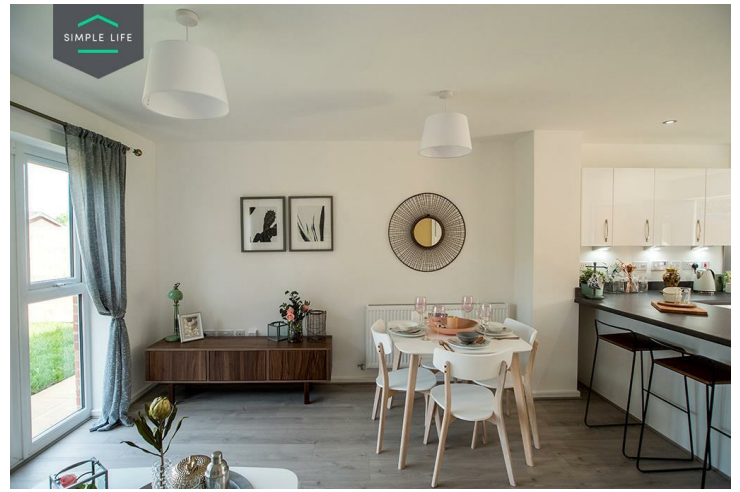
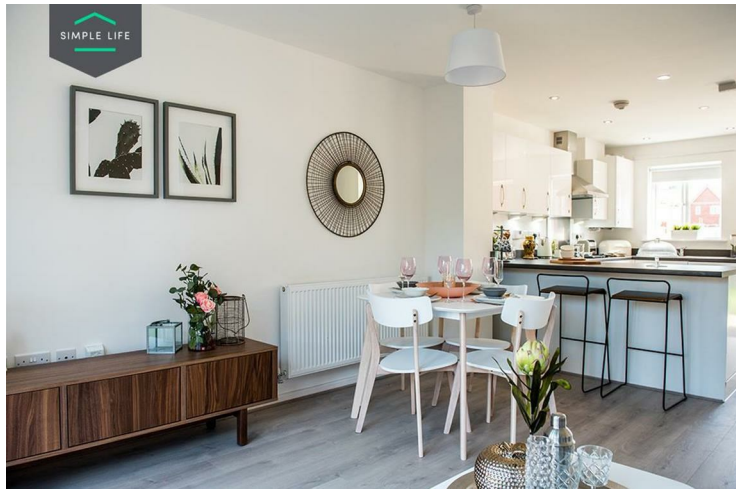
There are two local rail stations offering lines to Manchester, Bolton, Wigan, Liverpool, Southport, Leeds and Huddersfield.

Hamilton Square offers good access to educational, recreational and retail amenities, with the local centre situated 0.5 miles from the site. In addition, Parsonage Retail Park is located 2.8 miles from the development which offers many familiar high street brands such as M&S, Next and Sainsbury's.

Deposit £1260  
Unfurnished  
Council Tax: B  
Available 22nd May 2025







## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Light wash wood effect flooring
- Modern, white kitchen units
- Light grey carpets in the bedrooms and stairs
- Security alarm system
- Washing/drying machine
- Dark ash style worktops
- Light wood or white interior doors

## Location

