



## 104 Flapper Fold Lane, Manchester, M46 0HA

**Price £180,000**

Copelands are delighted to offer to the market, this three bedroom semi detached home situated in a prime location in Atherton. Located with a short walking distance to both local primary and high schools, Atherton Town Centre and a short distance to the train station making this the ideal home for a variety of buyers.

In brief the property comprises an entrance hall, sitting room, beautiful fitted dining kitchen with French doors door leading to the rear garden. To the first floor you will find three well proportioned bedrooms and a modern fitted bathroom. Front and rear gardens and on road parking is available to the front.

### ENTRANCE HALL

Stairs leading to first floor, door to lounge.

### LOUNGE 12'0" x 11'4" (3.68m x 3.46m)

UPVC double glazed window to front aspect, radiator, open to kitchen.

### DINING KITCHEN 15'2" x 8'0" (4.64m x 2.44m)

UPVC double glazed window and French doors to rear aspect, radiator. Cupboard housing boiler installed approximately 4 years ago. Built in electric oven, electric hob with chimney style extractor. Integral fridge freezer and washing machine.

### STAIRS LANDING

UPVC double glazed window to side aspect. Doors to all bedrooms and bathroom.

### BEDROOM ONE 10'10" x 8'9" (3.31m x 2.67m)

UPVC double glazed window to front aspect, radiator.

### BEDROOM TWO 9'6" x 8'9" (2.92m x 2.69m)

UPVC double glazed window to rear aspect, radiator.

### BEDROOM THREE 8'11" x 6'2" (2.74m x 1.89m)

UPVC double glazed window to front aspect, radiator.

### BATHROOM 6'2" x 5'9" (1.88m x 1.76m)

Panelled bath with rain shower over, hand wash basin and toilet. UPVC double glazed window to rear aspect, radiator.

### EXTERIOR

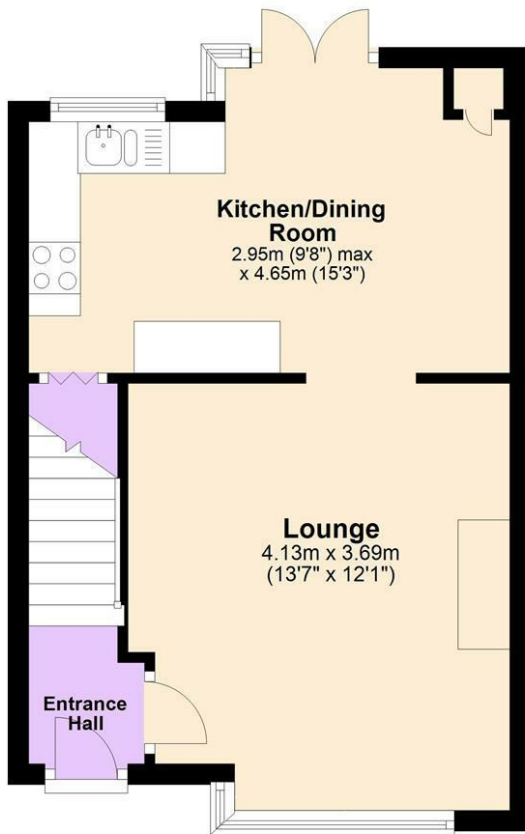
Low maintenance garden to the front, timber gate giving access to rear garden.

The rear garden is laid mainly to lawn with a spacious paved patio.

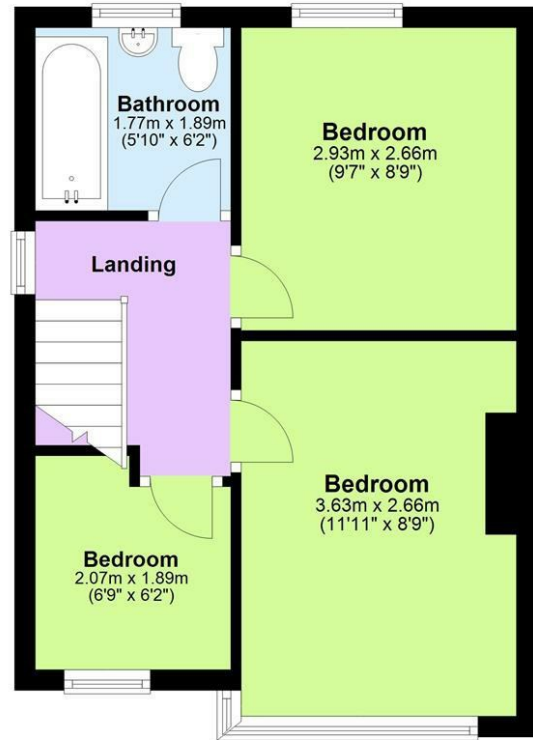


# Floor Plan

## Ground Floor

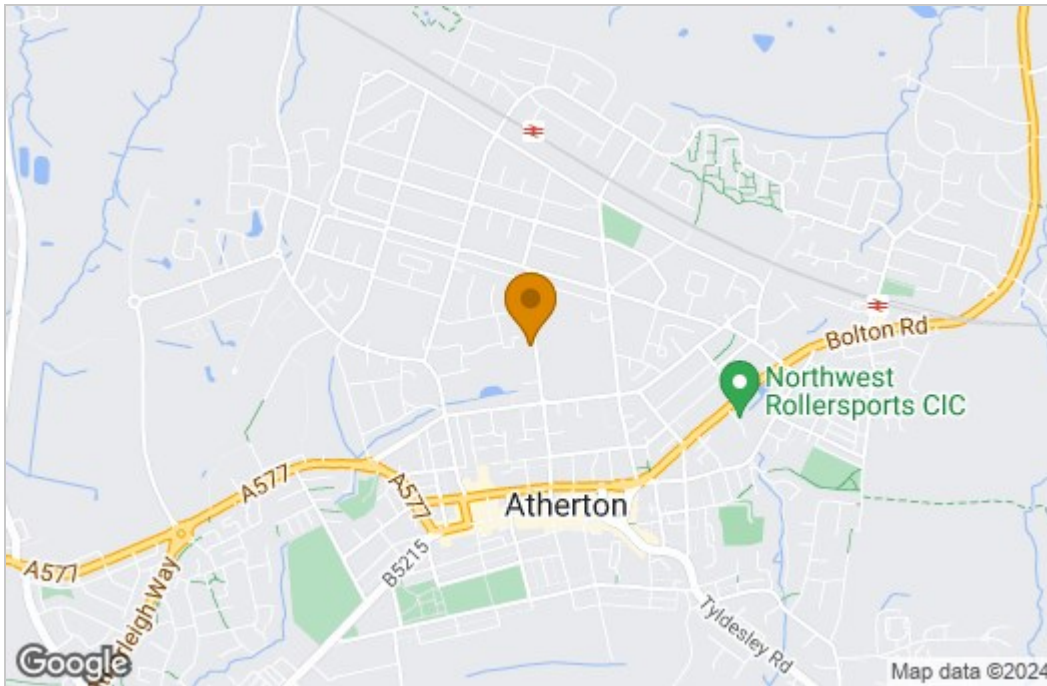


## First Floor



Total area: approx. 61.6 sq. metres (662.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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