

303 North Road Atherton, Manchester, M46 0RF

Beautifully presented FIVE DOUBLE bedroom detached family home occupying an enviable plot on the extremely popular North Road, Atherton. With a wealth of accommodation set over three floors, this stunning home boasts two en-suites, a family bathroom and a downstairs WC, making it perfect for a young and growing family.

In brief the accommodation comprises: entrance hall, downstairs WC, lounge, kitchen/diner and utility room. To the first floor, there are two en-suite bedrooms and a further bedroom. On the second floor you will find two double bedrooms and a family bathroom. Externally, there is off road parking for several cars leading to a detached single garage. There is landscaped low maintenance garden the rear with patio and decking areas. **EARLY VIEWING HIGHLY ADVISED**

£440,000

303 North Road

Atherton, Manchester, M46 0RF



- FIVE DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- CLOAKS/WC & UTILITY ROOM
- LARGE OPEN PLAN FAMILY DINING
- SPACIOUS LOUNGE
- LANDSCAPED GARDENS TO REAR
- DRIVEWAY FOR AMPLE OFF ROAD PARKING
- SINGLE DETACHED GARAGE

ENTRANCE HALL

BEDROOM THREE

CLOAKS WC

BEDROOM FOUR

LOUNGE

FAMILY BATHROOM

KITCHEN DINER

UTILITY ROOM

MASTER BEDROOM

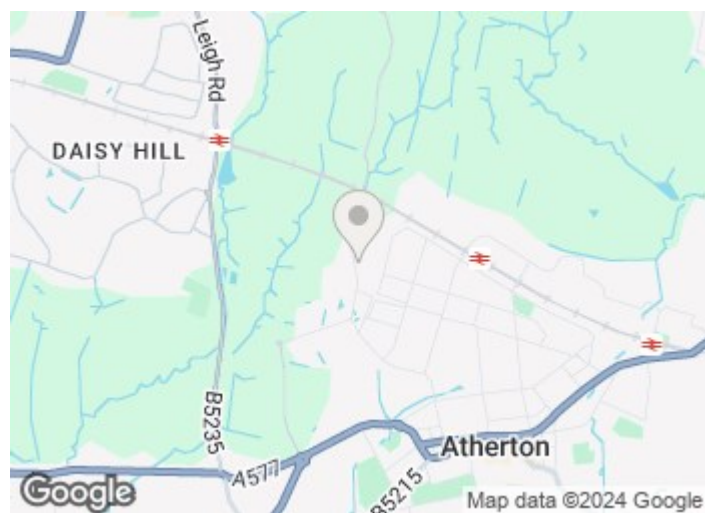
EN-SUITE BATHROOM

BEDROOM TWO

EN-SUITE SHOWER

BEDROOM FIVE

STAIRS LANDING



[Directions](#)



Floor Plan



TOTAL APPROX. FLOOR AREA 146.1 SQ.M. (1561 SQ.FT.)
 APPROXIMATELY 146.1 SQ.M. (1561 SQ.FT.)
 MEASUREMENTS OF ROOMS, OFFICES, STORES AND ANY OTHER AREAS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY SUCH DISCREPANCY IN THIS STATEMENT. THIS PLAN IS FOR GUIDANCE PURPOSES ONLY AND SHOULD BE VIEWED AS SUCH BY ANY POTENTIAL PURCHASER. THE PROPERTY, APPEARANCE AND DIMENSIONS SHOWN HEREIN HAVE BEEN MEASURED AND THE QUANTITIES ARE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 MEASUREMENTS BY: MORTON & MORTON 0227 08

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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		74	83
		EU Directive 2002/91/EC	