



Millbrooke



3 Leigh Road, Atherton
£325,000 | £1,575 pcm

3 Leigh Road

Atherton, Manchester

Millbrooke Estate Agents are delighted to offer for sale this stunning semi-detached house located on Leigh Road, Atherton. This tenure of the property is freehold, and it is one of ten incredible newly built homes at the development. This immaculate 4-bedroom, 3-bathroom residence is the epitome of luxury and convenience. The accommodation is situated over three floors and boasts a high specification throughout. Complete with integral appliances, quality sash windows, a panoramic sliding patio door, an energy-efficient heating system, Honeywell Evohome smart thermostats, a wireless alarm system, pre-wired network points, quality flooring, blinds and much more! Rarely do properties come to the market with such a fantastic quality of build and premium specification as standard.

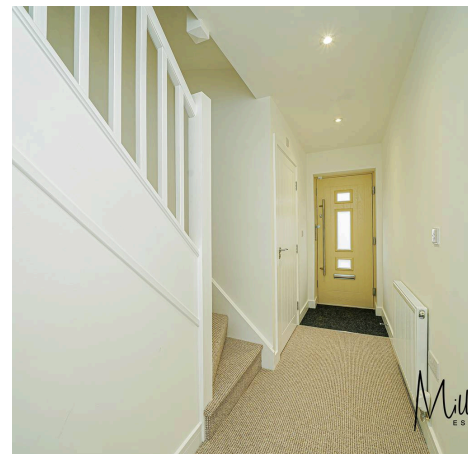
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

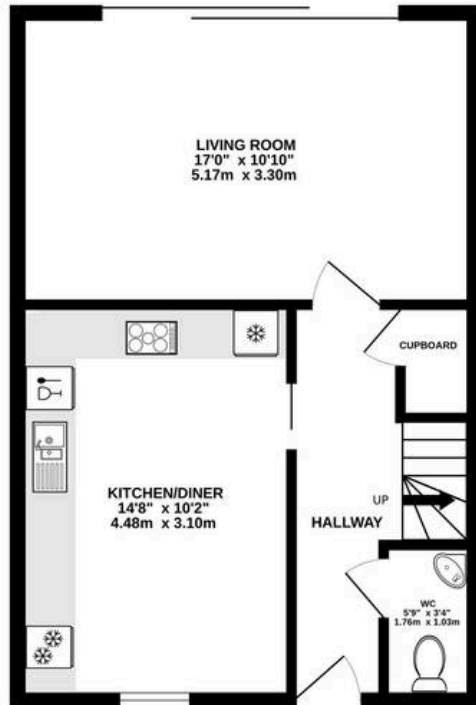
- Four bedrooms / Three bathrooms
- Includes Integrated White-goods
- Driveway Parking for two cars
- High specification throughout
- Stylish new build property with the freehold
- Excellent transport links
- Immaculate private garden
- Close to Town Centre
- Many local amenities
- Must be viewed to appreciate!



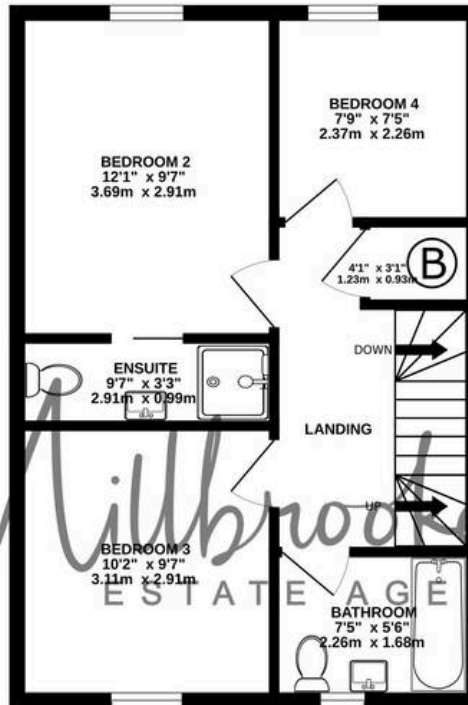




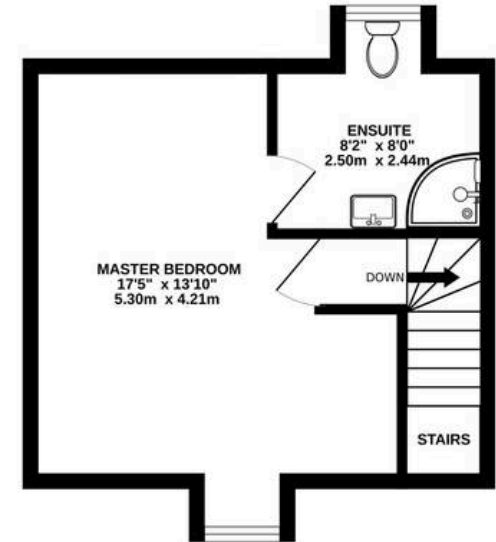
GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Millbrooke Estate Agents

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