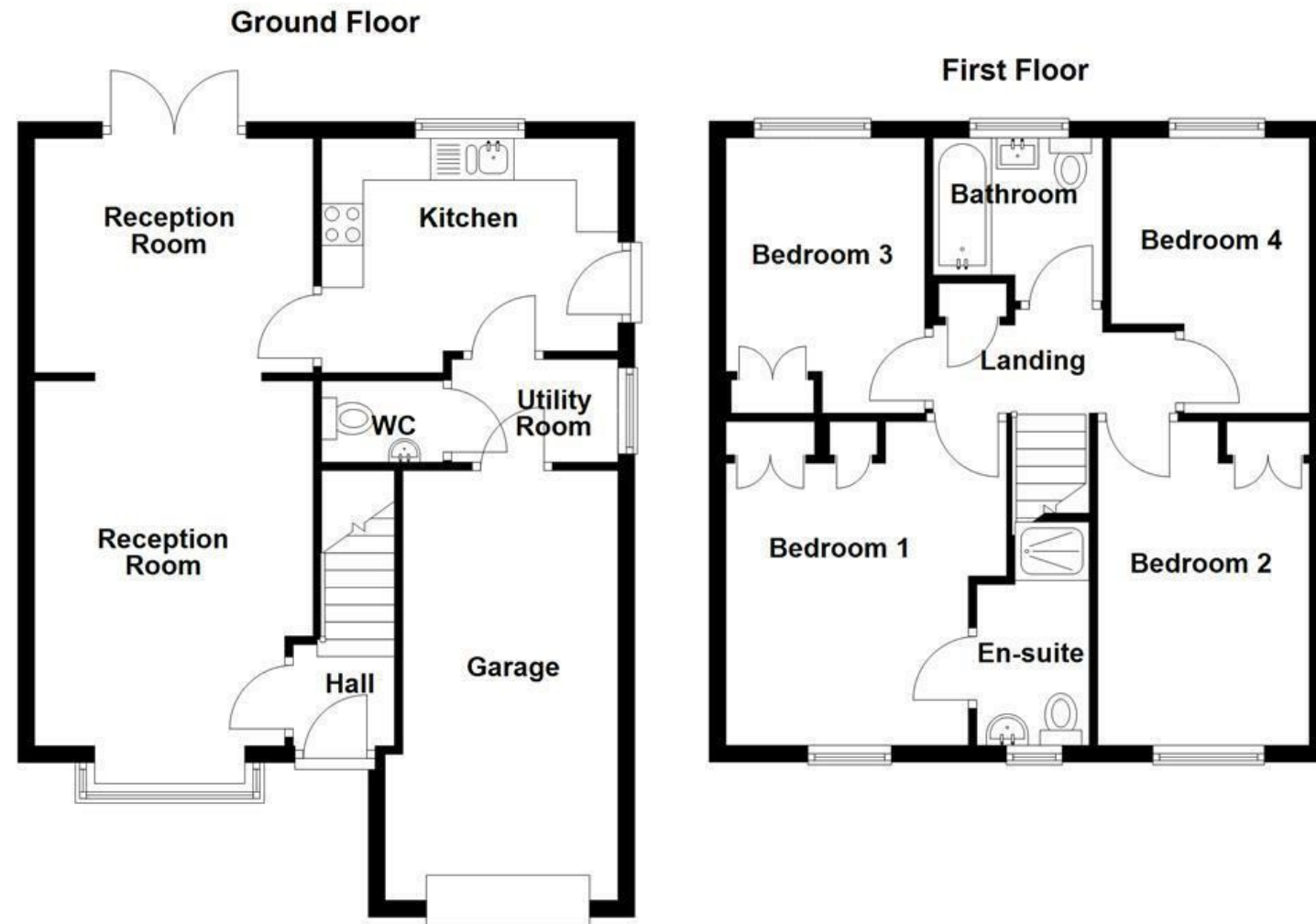




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 78        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.

## Leigh Road, Manchester, M46 0RN

### £360,000

#### THE PERFECT FAMILY HOME

Nestled on Leigh Road in the charming town of Atherton, Manchester, this exceptional detached house offers a perfect blend of luxury and comfort. Presented to the highest standard, the property boasts immaculate interiors and an abundance of both indoor and outdoor space, making it an ideal choice for families seeking a welcoming home.

With four generously sized bedrooms, this residence provides ample room for relaxation and privacy. The two spacious living areas are perfect for entertaining guests or enjoying quiet family evenings. The integral garage adds convenience, while the two well-appointed bathrooms ensure that morning routines run smoothly.

One of the standout features of this property is its stunning gardens, which offer a serene outdoor retreat. Notably, the home is not overlooked, allowing for a sense of privacy and tranquillity, complemented by delightful views of Jubilee Park from the front.

This property is a complete blank canvas, ready for you to move straight in without any chain delays. Its location in the ever-popular town of Atherton means you are conveniently close to bus routes, local schools, and various amenities. Additionally, excellent transport links to Leigh, Salford, Manchester, and major motorways make commuting a breeze.

Leigh Road, Manchester, M46 0RN  
£360,000

 4  2  2  C

- Spacious Detached Property
  - Two Spacious Reception Rooms
  - Off Road Parking And Garage
  - EPC Rating: C
- Four Double Bedrooms
  - Fitted Kitchen And Separate Utility Room
  - Tenure: Freehold
- Two Bathrooms
  - Enclosed Well Maintained Rear Garden
  - Council Tax Band: D

Ground Floor

Hall

4' x 4' (1.22m x 1.22m)  
Composite double glazed frosted entrance door, central heating radiator, coving, smoke alarm, stairs to first floor and door to reception room one.

Reception Room One

16'11 x 11' (5.16m x 3.35m)  
UPVC double glazed box window, central heating radiator, coving, gas fire, tiled hearth and surround, TV point and open access to reception room two.

Reception Room Two

11' x 9'3 (3.35m x 2.82m)  
Central heating radiator, coving, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

11'8 x 9'3 (3.56m x 2.82m)  
UPVC double glazed window, central heating radiator, spotlights, white gloss wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for fridge freezer, tiled floor, door to utility room and composite door to side.

Utility Room

6'7 x 4'1 (2.01m x 1.24m)  
UPVC double glazed window, central heating radiator, plumbing for washing machine, extractor fan, tiled floor and doors to WC and garage.

WC

4'9 x 3'2 (1.45m x 0.97m)  
Central heating radiator, low flush WC, wall mounted wash basin with traditional taps, extractor fan, tiled elevation and tile effect lino flooring.

Garage

16'11 x 9'2 (5.16m x 2.79m)  
Up and over door, power, lighting and Vaillant boiler.

First Floor

Landing

9'1 x 4'2 (2.77m x 1.27m)  
Smoke alarm, loft access, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

12'11 x 11'1 (3.94m x 3.38m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'4 x 4'5 (1.93m x 1.35m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with traditional taps, direct feed shower in enclosure, extractor fan and tiled elevation.

Bedroom Two

12'9 x 8'4 (3.89m x 2.54m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'10 x 7'10 (3.30m x 2.39m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

10'11 x 7'9 (3.33m x 2.36m)  
UPVC double glazed window and central heating radiator,

Bathroom

6'8 x 6'5 (2.03m x 1.96m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan and tiled elevation.

External

Front

Stone chip garden, off road parking and access to garage.

Rear

Laid to lawn garden, paving, bedding areas and mature shrubs.



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