



12 East Street, Atherton

Offers Over £150,000

**Miller Metcalfe**  
*Every step of the way*

## 12 East Street

Atherton, Manchester

Situated in Hindsford, on the border of Tyldesley and Atherton, this attractive two-bedroom mid-terrace property enjoys a convenient location with easy access to the amenities of both towns, while being set within a quiet residential area with open views to the front, offering two spacious double bedrooms and a versatile loft space.

The ground floor comprises a welcoming living room with ample space for relaxation and entertaining, leading through to a fitted kitchen/dining area that provides practical and functional everyday living. To the first floor are two generously sized bedrooms, both well presented and served by a family bathroom.

A key feature of the property is the converted loft room, offering versatile additional space suitable for a variety of uses such as a home office, guest room, or hobby room, subject to the buyer's requirements.

Externally, the property benefits from low-maintenance outdoor space to the rear, while on-street parking is available to the front. East Street is conveniently positioned for local amenities, schools, and transport links, providing easy access to Atherton/Tyldesley town centre and surrounding areas.

Early viewing is recommended to appreciate the space and potential this property has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

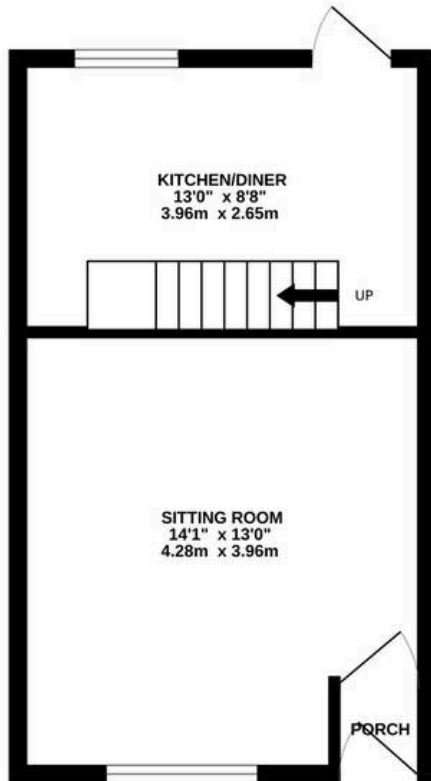




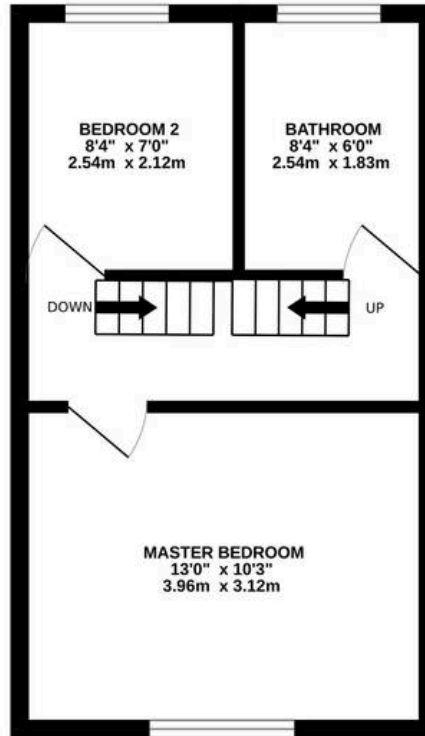




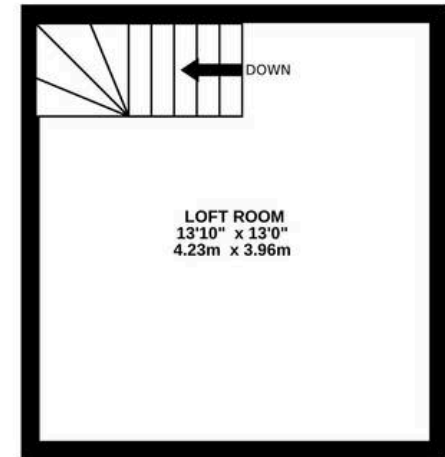
GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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## Tyldesley

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