



18 Albion Green Place, Atherton

Guide Price £315,000

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

# 18 Albion Green Place

Atherton, Manchester

This attractive three bedroom detached family home in Atherton offers spacious and well proportioned accommodation, ideal for modern family living. Early viewing is recommended

The property is entered via a welcoming entrance hallway leading through to a comfortable sitting room, creating a warm and inviting space to relax. To the rear, the spacious kitchen diner forms the heart of the home, providing ample room for both cooking and dining, with doors opening directly onto the rear garden perfect for entertaining and everyday family life. The ground floor also benefits from a convenient downstairs WC.

To the first floor are three good sized bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside the family bathroom serving the remaining accommodation.

Externally, the property enjoys a driveway to the front leading to a single attached garage, providing off road parking and additional storage. To the rear, a good sized enclosed garden completes this excellent family home, offering an ideal outdoor space for relaxation, play and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and lifestyle this wonderful detached home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

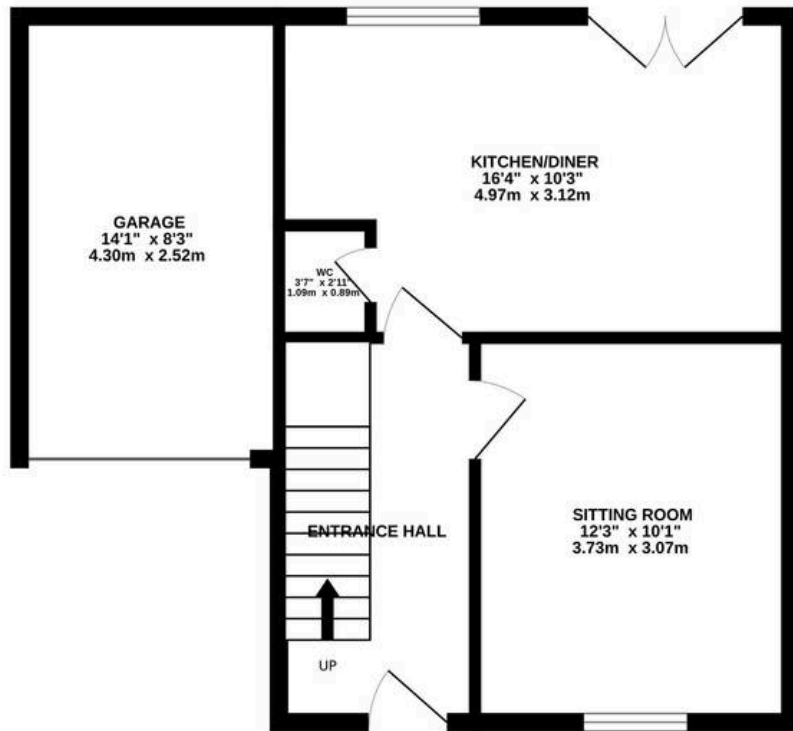




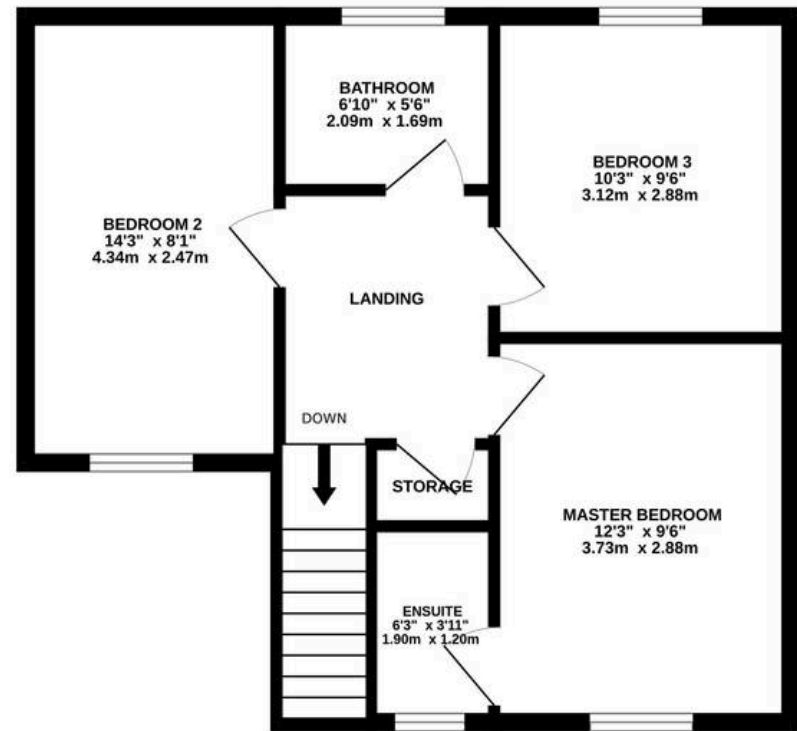




GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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.

Made with Metropix ©2026



## Tyldesley

9 Stanley Street, Manchester - M29 8AE

01942889080 • tyldesley@millermetcalf.co.uk • millermetcalf.co.uk/

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