COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Flapper Fold Lane, Atherton

Situated in a very popular location with excellent access to Atherton Train station and the V2 Guided Bus Route is this stunning fully refurbished throughout three bedroom garden fronted terrace property offering excellent modern living over two floors to include enclosed garden to the rear

Asking Price £159,950

45 Flapper Fold Lane

Atherton, M46 0FA

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- SITUATED IN A POPULAR LOCATION
- FULLY REFURBISHED
- CLOSE TO PUBLIC TRANSPORT LINKS
- IDEAL HOME FOR A FIRST TIM,E BUYER

In further the property comprises:

GROUND FLOOR:

ENTRANCE

LOUNGE
15'5' (max) x 8'9 (max) (4.57m'1.52m' (max) x 2.44m'2.74m (max))
TV point. Radiator. Patio doors leading to the conservatory

KITCHEN
15'5 (max) x 11'7 (max) (4.57m'1.52m (max) x 3.35m'2.13m (max))
Modern fully fitted kitchen with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Integrated fridge/freezer. Oven. Hob. Extractor. Door to rear garden.

CONSERVATORY
9'6 (max) x 8'7 (max) (2.74m'1.83m (max) x 2.44m'2.13m (max))
French doors leading to rear garden.

FIRST FLOOR:

LANDING
Radiator

BEDROOM
13'9 (max) x 9'3 (max) (3.96m'2.74m (max) x 2.74m'0.91m (max))
Radiator.

BEDROOM
9'3 (max) x 7'9 (max) (2.74m'0.91m (max) x 2.13m'2.74m (max))
Radiator.

BEDROOM
9'2 (max) x 7'1 (max) (2.74m'0.61m (max) x 2.13m'0.30m (max))
Radiator.

BATHROOM
8'0 (max) x 6'0 (max): (2.44m'0.00m (max) x 1.83m'0.00m (max):)
Modern suite. Panelled bath with overhead shower fitment. Glass shower screen. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:
The property is garden fronted and is approached by an entrance pathway. To the rear is a private enclosed garden with a block paved patio area and a garden laid with artificial grass. In addition, there is a small courtyard area off the utility room

TENURE
Freehold

VIEWING
By appointment with the agents as overleaf.

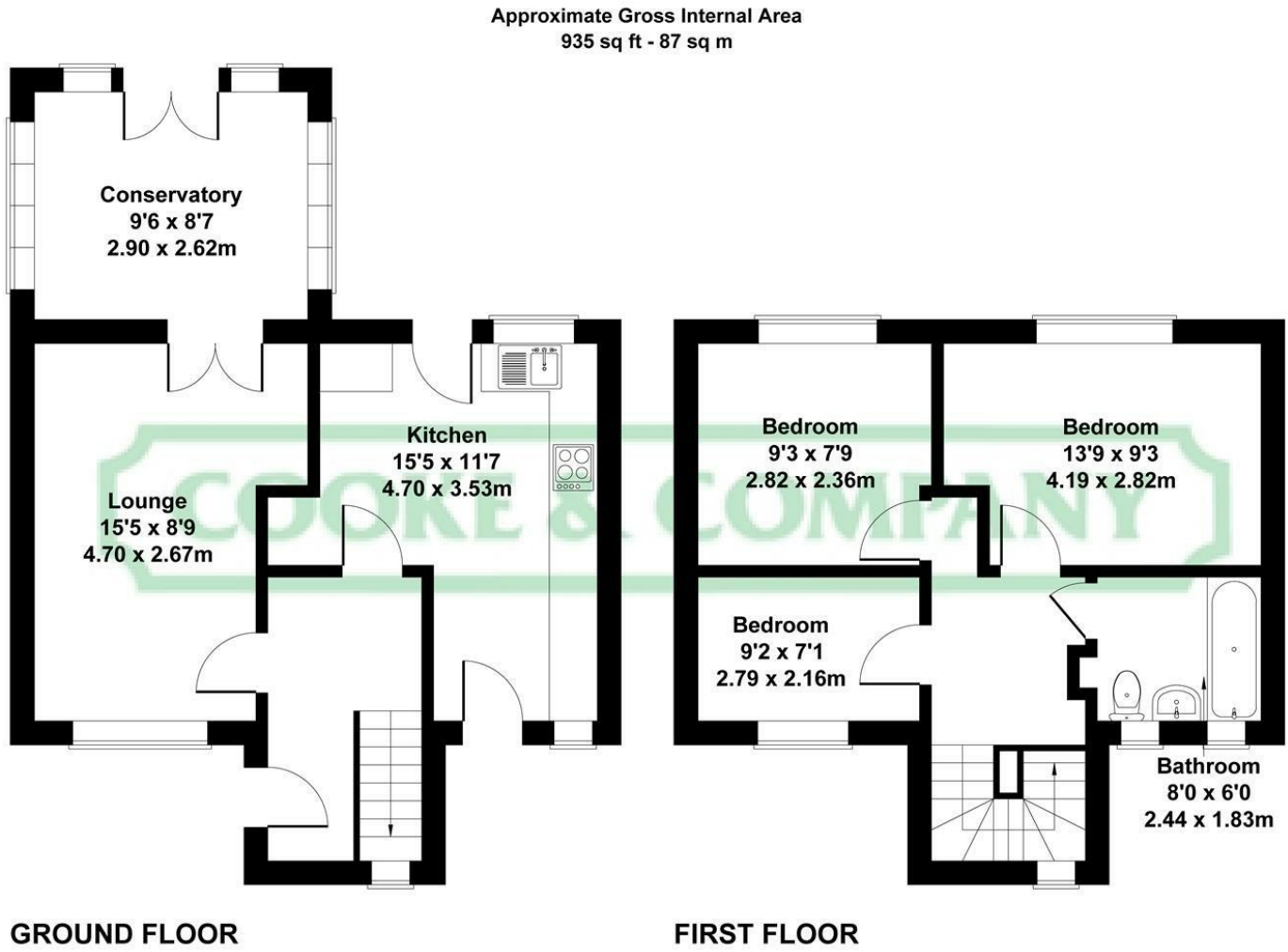
COUNCIIL TAX
Council Tax Band A

PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Directions

M46 0FA

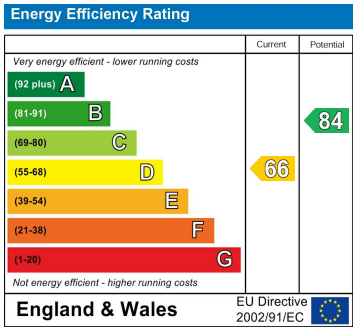
Floor Plan



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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