



JONES POTTS TAYLOR



1 Blacksmiths Fold

Atherton, Manchester, M46 9DB

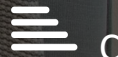
£380,000

JonesPottsTaylor are delighted to welcome to the market FOR SALE this well presented four bedroom extended detached property. Situated on a popular residential cul-de-sac in the Chowbent area of Atherton, close to schools, transport and network links, shops and amenities. The property briefly comprises of; a central entrance hallway, a downstairs cloakroom / W.C, an open plan style living / dining room with feature fireplace and sliding doors opening to the rear garden, a split corner kitchen with Neff appliances and breakfast bar and two separate reception rooms which are currently used as a home office and snug. To the first floor is a double master bedroom benefitting from fitted wardrobes and an ensuite shower room, a secondary double bedroom, two single bedrooms and a further family bathroom with three piece suite. Outside to the front is a low maintenance garden with open driveway and access to a garage. To the rear is a two tier private enclosed garden with hot tub. Viewings are a must for this property to appreciate this versatile home in a prime location, offering an abundance of living and family space.

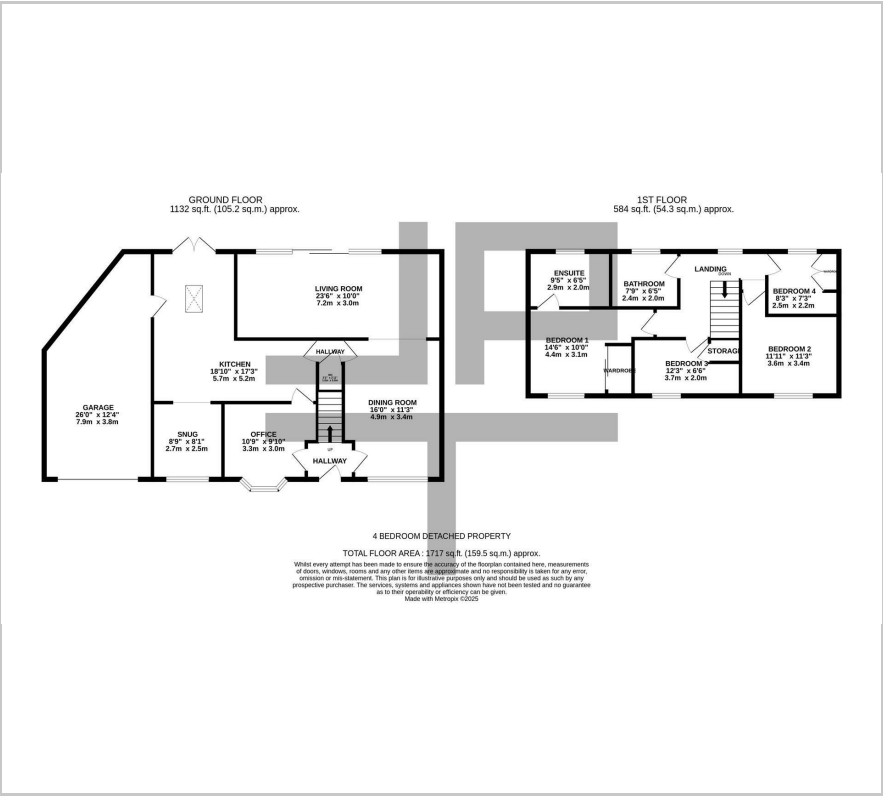
Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Location Within School Catchment Areas
- Four Reception Rooms Including Snug & Home Office
- Private Rear Garden With Hot Tub
- Double Fronted Garage With Mezzanine Storage Space
- Gas Central Heating & Double Glazed UPVC Windows



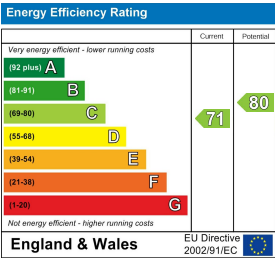
Floor Plan



Area Map



Energy Efficiency Graph



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.