



SIMPLE LIFE

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## Flapper Fold Lane, Atherton, Manchester

£1,245 PCM

Welcome to Simple Life's Hamilton Square homes. Atherton is well serviced for road networks with easy access to the A580, the M61 to Manchester and Liverpool and Bolton, the M62 and M6.

The Ellesmere is a stunning home built with your needs in mind.

Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining.

Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

There are two local rail stations offering lines to Manchester, Bolton, Wigan, Liverpool, Southport, Leeds and Huddersfield.

Hamilton Square offers good access to educational, recreational and retail amenities, with the local centre situated 0.5 miles from the site. In addition, Parsonage Retail Park is located 2.8 miles from the development which offers many familiar high street brands such as M&S, Next and Sainsbury's.

Deposit: £1430

Holding Deposit: £280

Council Tax: B

Unfurnished

Available 2nd February 2026





## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Oven and hob
- Dark ash style worktops
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Modern, white kitchen units

## Location

