



16 East Street

Atherton, Manchester

This well-presented two bedroom mid-terrace property situated in a popular residential location, offers an excellent opportunity for first time buyers, investors, or those looking to downsize.

The accommodation comprises an entrance porch leading into a bright and welcoming sitting room, with a spacious kitchen/diner to the rear providing ample space for both cooking and dining. A door from the kitchen gives access to the enclosed, low maintenance rear garden, ideal for relaxing or entertaining.

To the first floor are two generous double bedrooms, both offering comfortable living space, together with a modern family bathroom.

Externally, the property benefits from a private, low-maintenance rear garden, creating the perfect outdoor space with minimal upkeep.

Conveniently located close to a range of local amenities, well-regarded schools and excellent transport links, this fantastic home is ideally suited to first-time buyers seeking a property that is ready to move straight into.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

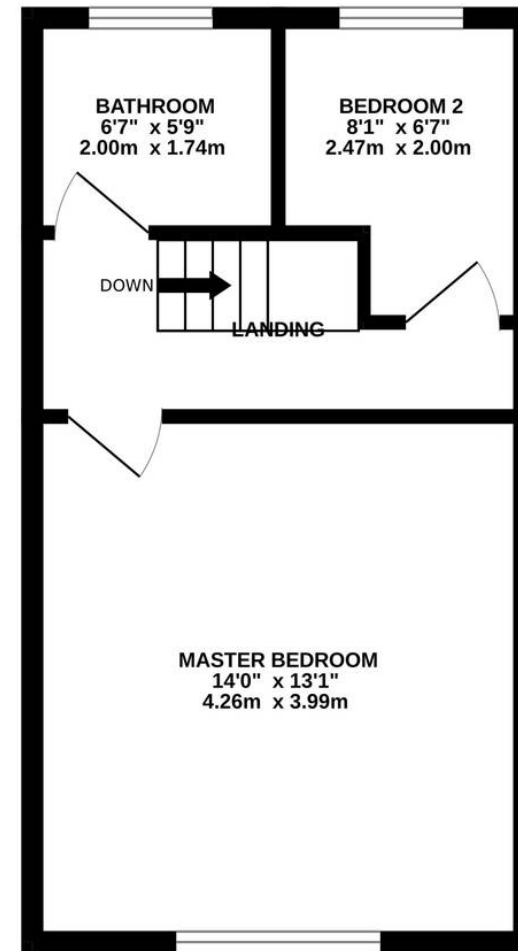
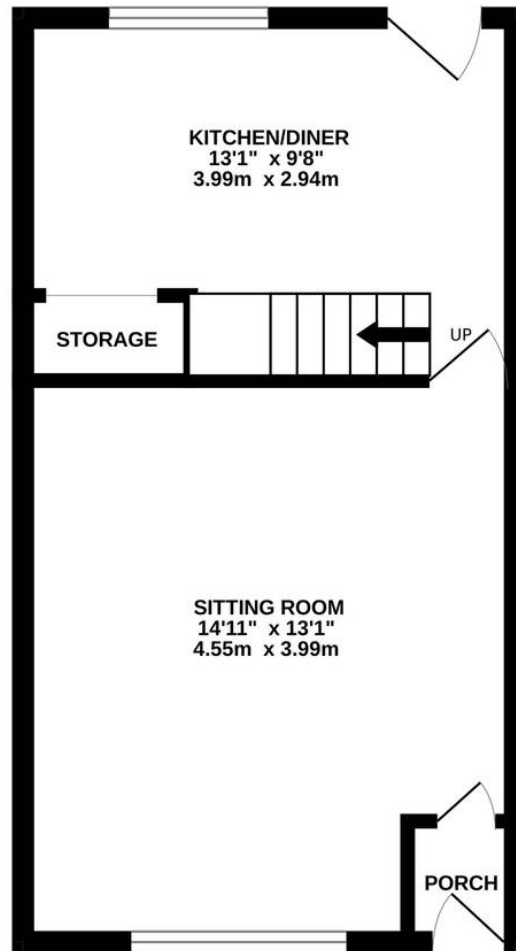
EPC Environmental Impact Rating: E











TOTAL FLOOR AREA : 644 sq.ft. (59.8 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



Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way