




Miller Metcalfe
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01942 889080
For Sale



58 North Croft, Atherton

Guide Price **£210,000**

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58 North Croft

Atherton, Manchester

This well presented three bedroom mid-terrace property, situated on the ever-popular Cottonfields Estate in Atherton offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families, or investors alike.

The accommodation briefly comprises an entrance hall, convenient downstairs WC, a bright and welcoming sitting room to the front elevation, and a separate dining room with double doors opening onto the rear garden, creating the perfect space for entertaining. The modern fitted kitchen is well appointed and provides ample storage and workspace.

To the first floor, there are three generously sized bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a low maintenance rear garden with pleasant open views beyond, providing an attractive outdoor space to relax and unwind. To the front, there is an allocated parking space for one vehicle.

Offering a fantastic opportunity to acquire a home in a sought-after residential location, early viewing is highly recommended to fully appreciate all that this property has to offer.

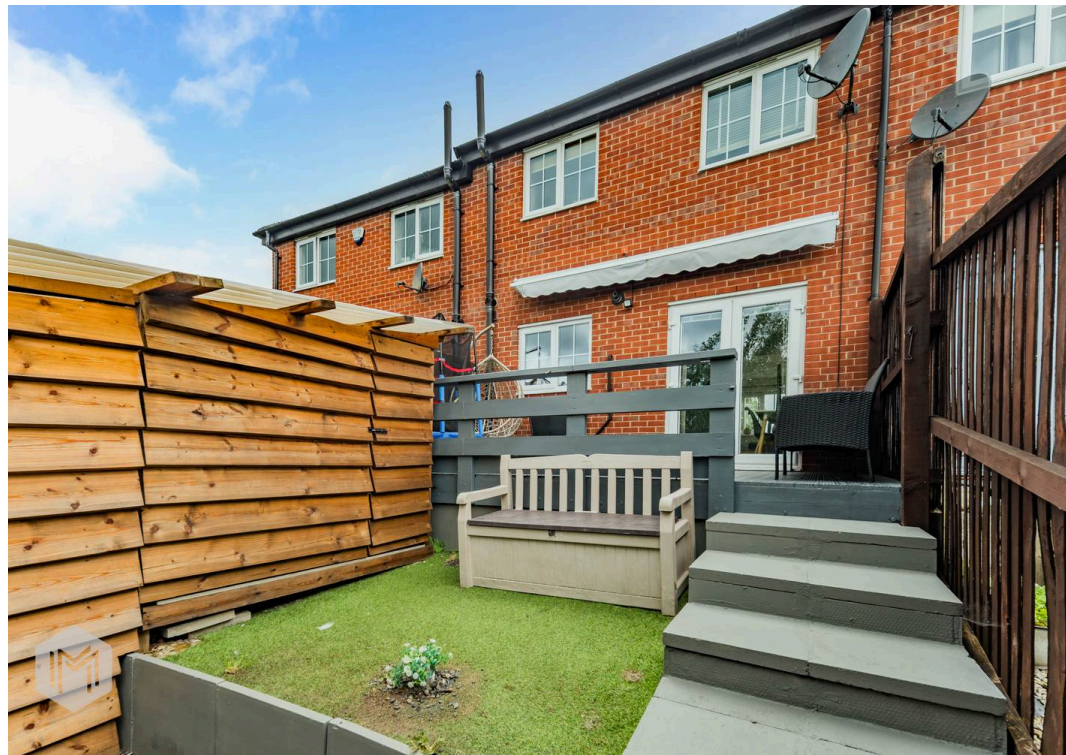
Council Tax band: B

Tenure: Freehold

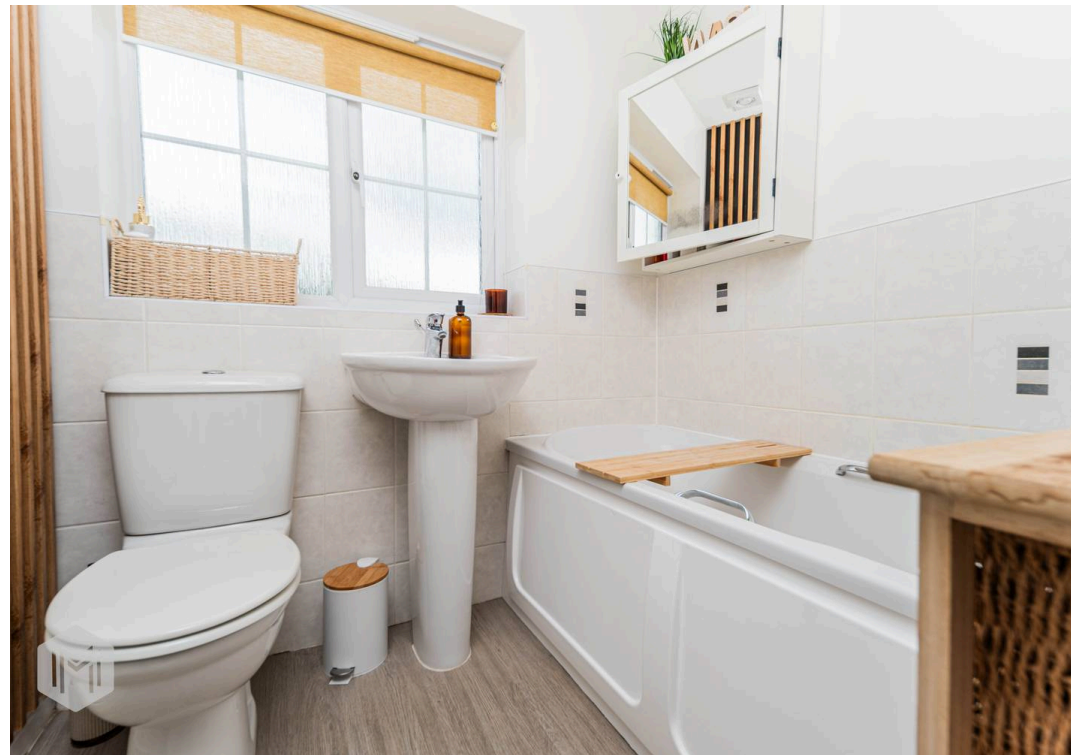
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

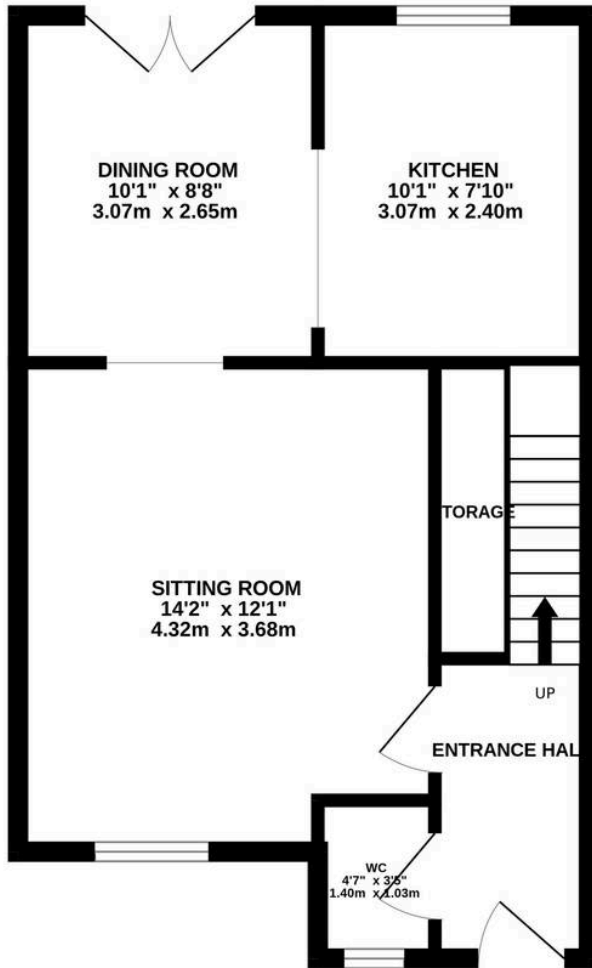




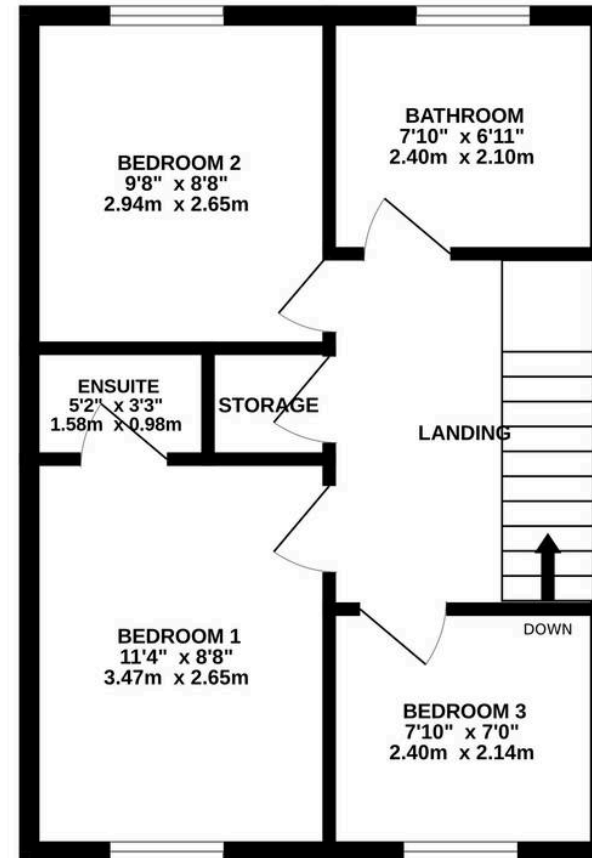




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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.

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