



199 Newbrook Road, Atherton

Guide Price £375,000

Miller Metcalfe
Every step of the way

199 Newbrook Road

Atherton, Manchester

This well presented three bedroom semi detached family home Situated in a highly convenient location close to excellent transport links, including Atherton Train Station and nearby motorway networks, complete with a converted loft room, offers spacious and versatile accommodation throughout and must be viewed to be fully appreciated.

The accommodation begins with a welcoming entrance hallway, providing access to a convenient ground floor bathroom. To the front of the property is a bright and spacious sitting/dining room, flooded with natural light and offering the perfect space for both relaxing and entertaining.

To the rear lies the heart of the home an impressive extended kitchen, thoughtfully designed to provide ample space for modern family living. The room comfortably accommodates a dining table or could equally be utilised as an additional reception area. A practical utility room is positioned just off the kitchen, while bi-folding doors open seamlessly onto the rear garden, creating an ideal indoor outdoor entertaining space.

To the first floor are three well proportioned bedrooms, all served by a modern family bathroom. A staircase then leads to the loft, current being used as a storage space. No building regulations approval for residential accommodation.

Externally, the property continues to impress with a generous driveway providing off-road parking for multiple vehicles, leading to a detached garage. To the rear is a good-sized enclosed garden, offering plenty of space for children to play, outdoor entertaining or simply relaxing.

Offering flexible living accommodation, excellent transport connections and generous outdoor space, this fantastic family home presents an opportunity not to be missed. Early viewing is highly recommended.

Council Tax band: E

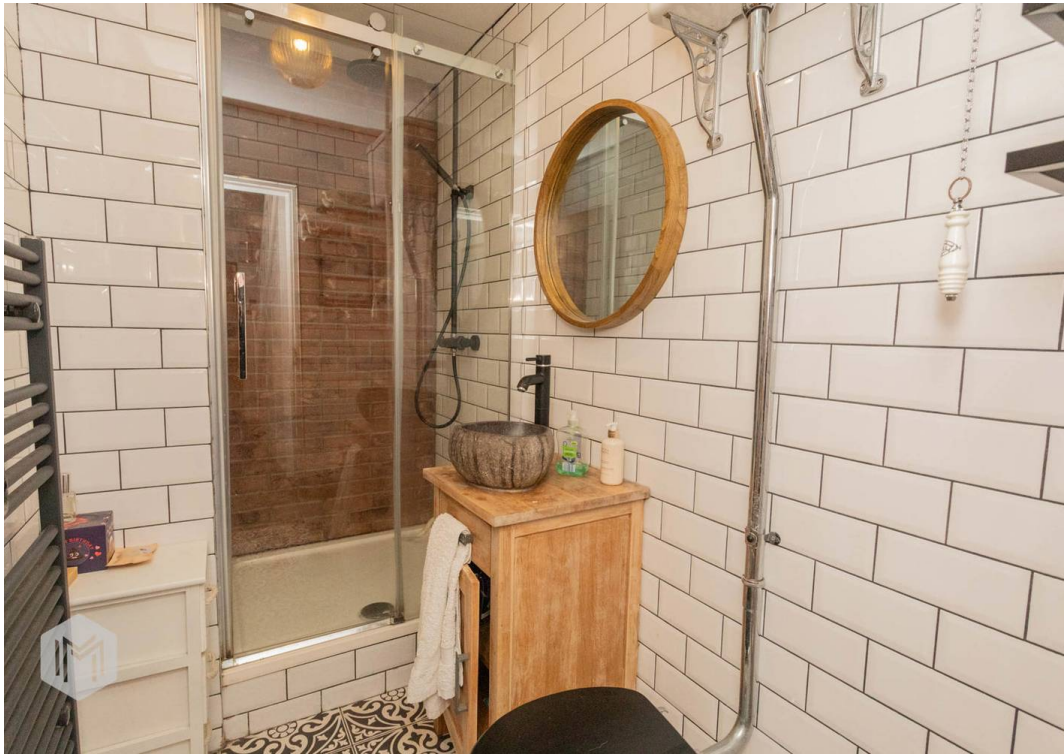
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

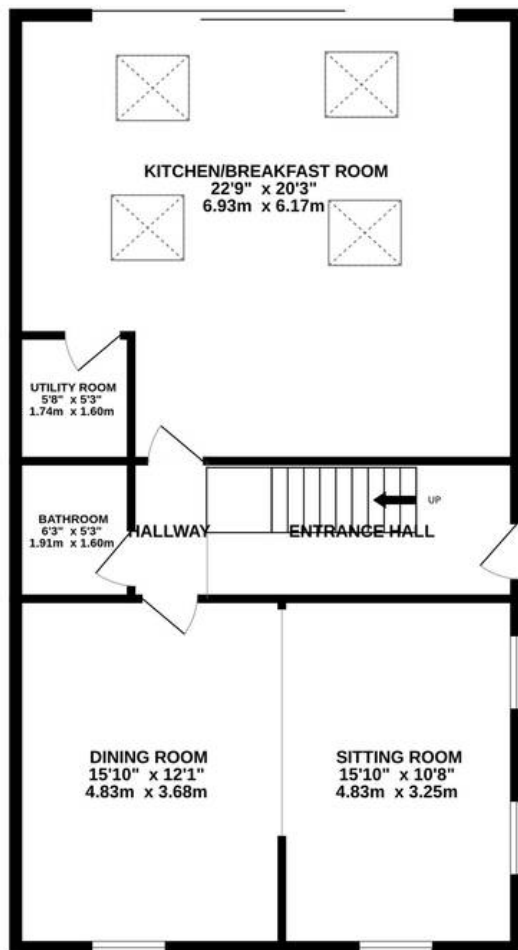




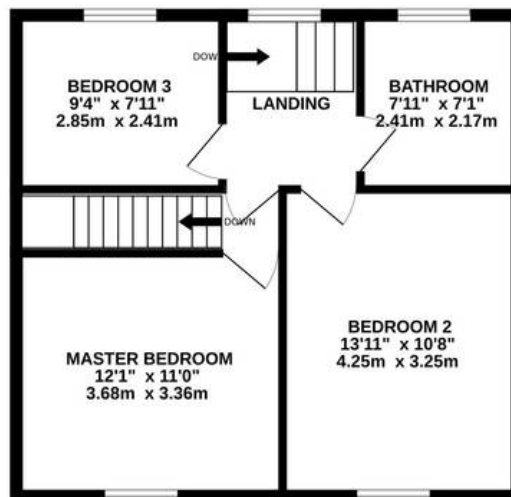




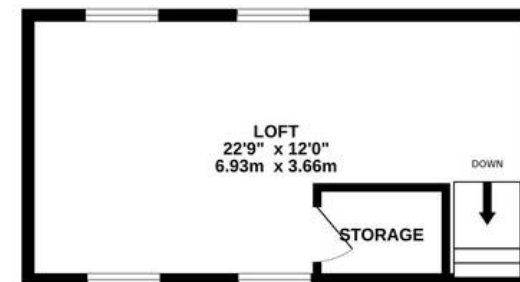
GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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