



Leigh Road, Atherton

Manchester



In Excess of £180,000

75 Leigh Road

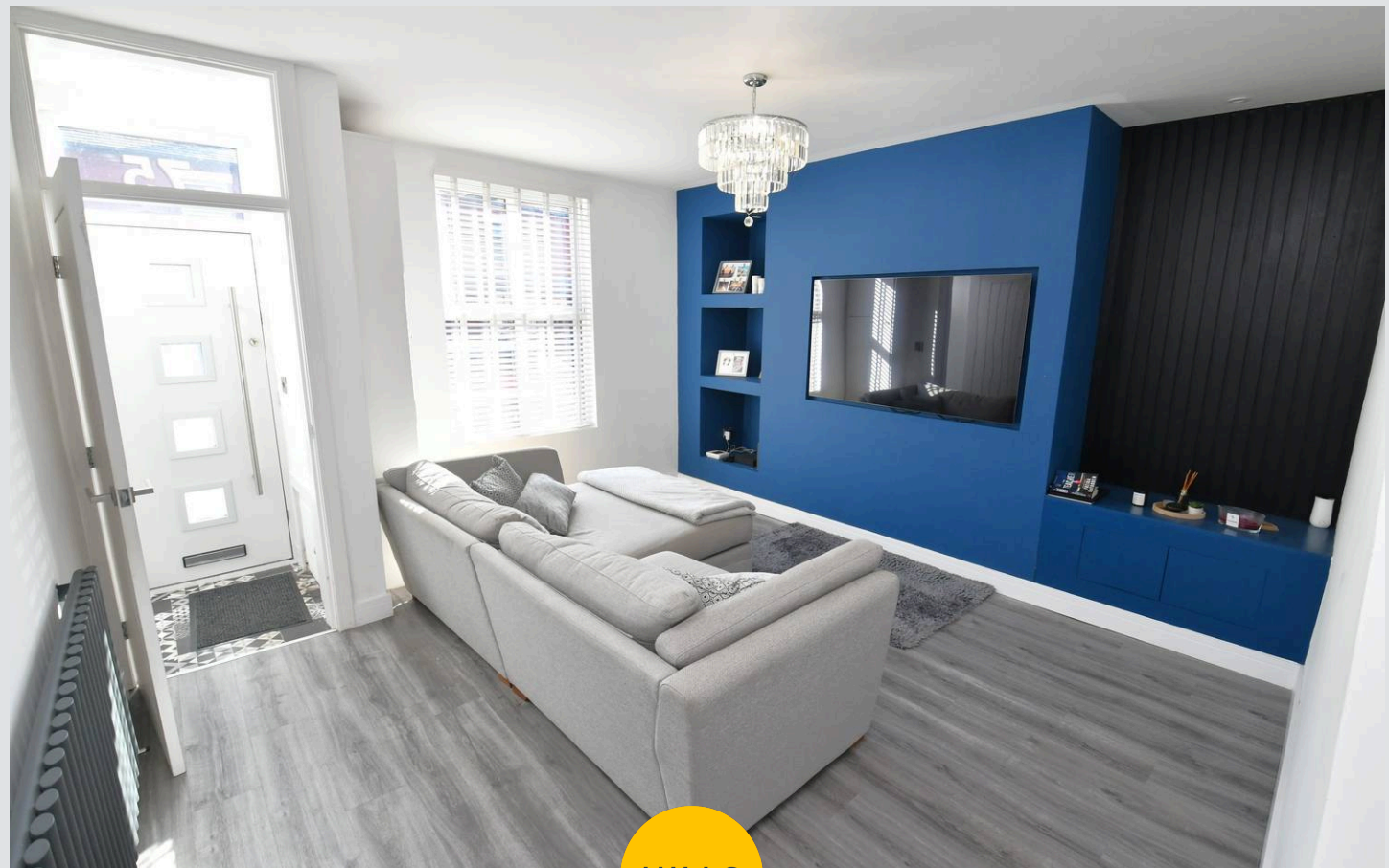
Atherton, Manchester

BENEFITS FROM A LOFT ROOM Take a Look at this Stylish Two Bedroom Property – Offering an Abundance of Space, a Garden to the Rear – and a Move in Condition! Walking Distance to Atherton Town Centre

Council Tax band: A

Tenure: Leasehold

- Stylish Two Bedroom Terraced Property
- Complete with a Loft Room Adding Additional Space
- Spacious Living Room with a Media Wall
- Modern Kitchen Diner with a Breakfast Bar
- Benefits from a Utility Room and a Downstairs W/C
- Large, Contemporary Four-Piece Bathroom
- Two Well-Proportioned Bedrooms
- Within Walking Distance of Atherton Town Centre, which is Host to a Fine Array of Bars, Pubs, Shops and Restaurants
- Close to Transport Links into Manchester
- Great First Time Home or Investment



HILLS



Porch

Lounge

14' 1" x 12' 7" (4.30m x 3.84m)

Kitchen Diner

14' 6" x 13' 2" (4.42m x 4.01m)

Conservatory

8' 4" x 6' 7" (2.54m x 2.00m)

Downstairs W/C

6' 8" x 3' 4" (2.02m x 1.01m)

Landing

Bedroom One

14' 8" x 11' 6" (4.46m x 3.51m)

Bedroom Two

10' 3" x 702' 1" (3.13m x 214.00m)

Bathroom

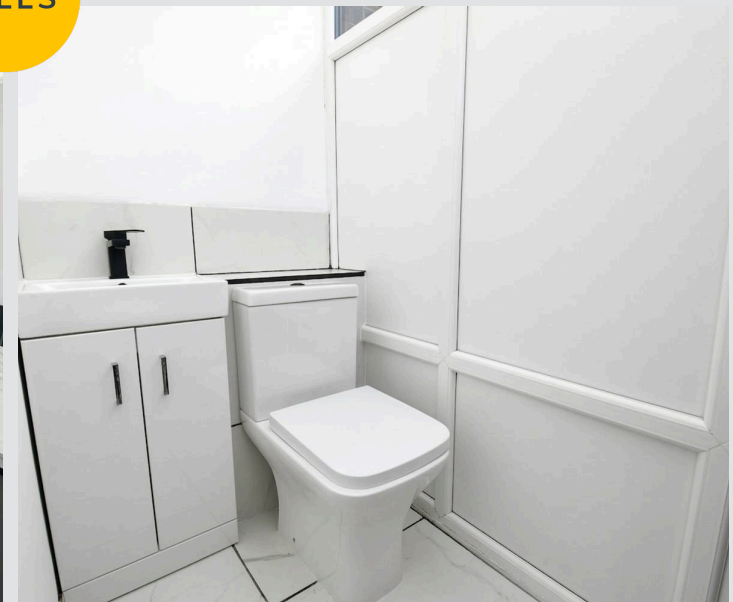
9' 11" x 6' 11" (3.02m x 2.12m)

Loft Room

16' 10" x 12' 0" (5.12m x 3.65m)



HILLS



Porch

Lounge

14' 1" x 12' 7" (4.30m x 3.84m)

Kitchen Diner

14' 6" x 13' 2" (4.42m x 4.01m)

Conservatory

8' 4" x 6' 7" (2.54m x 2.00m)

Downstairs W/C

6' 8" x 3' 4" (2.02m x 1.01m)

Landing

Bedroom One

14' 8" x 11' 6" (4.46m x 3.51m)

Bedroom Two

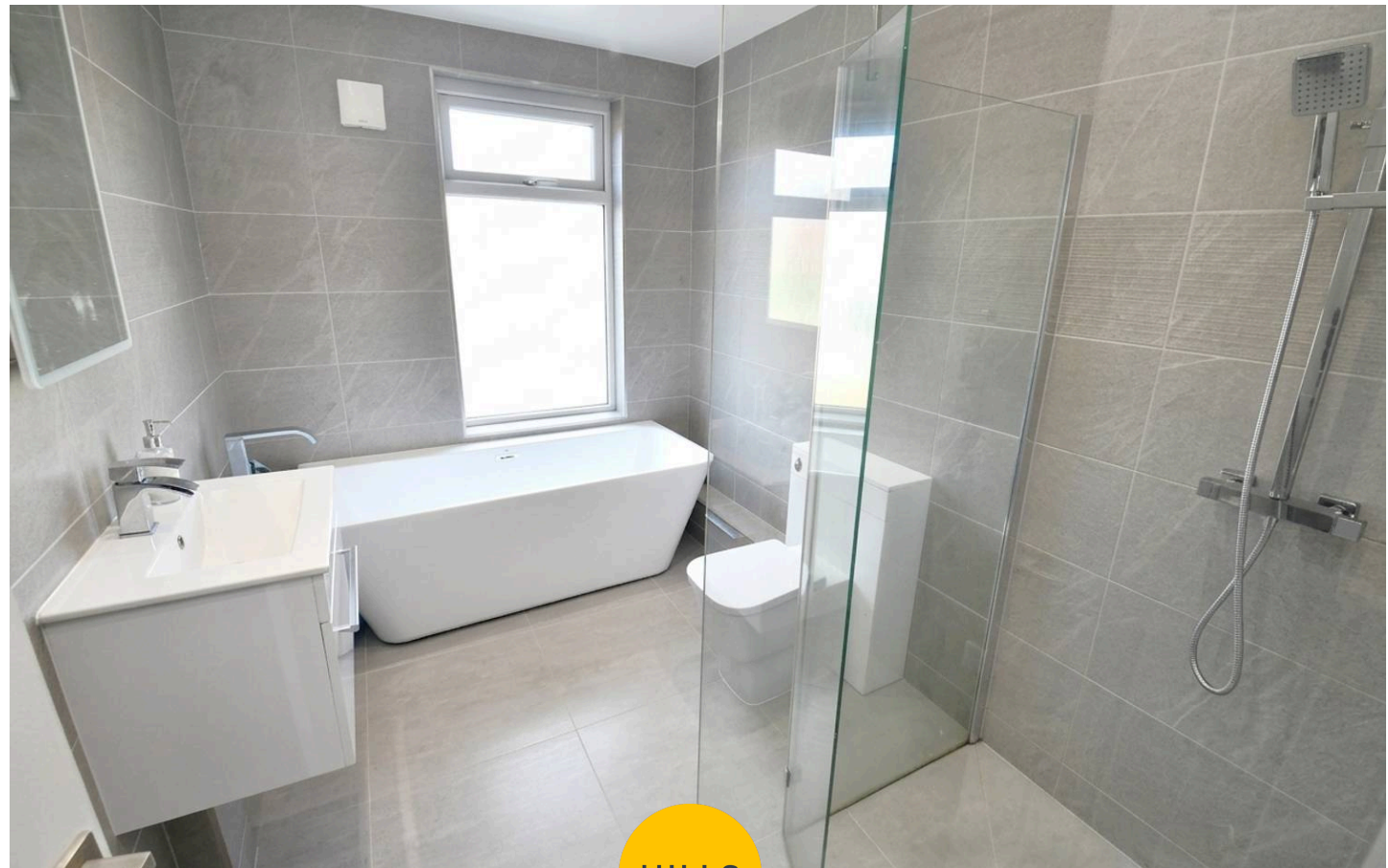
10' 3" x 7' 2" (3.13m x 2.14m)

Bathroom

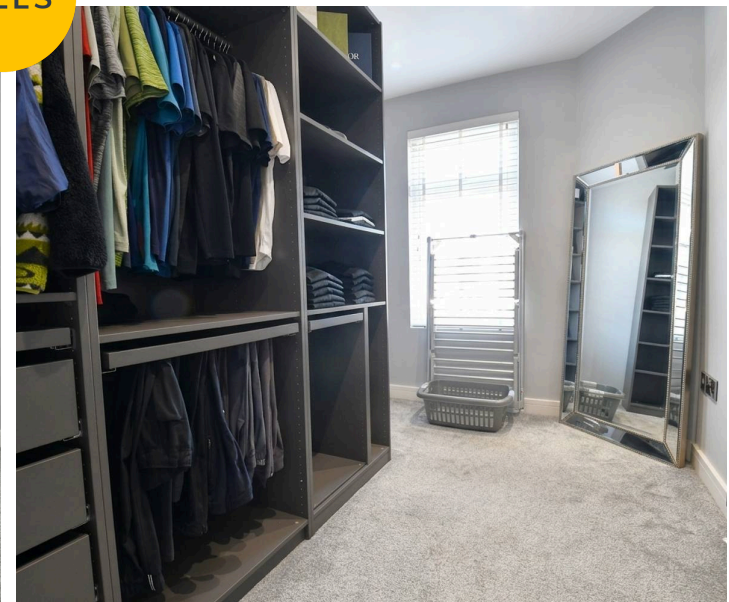
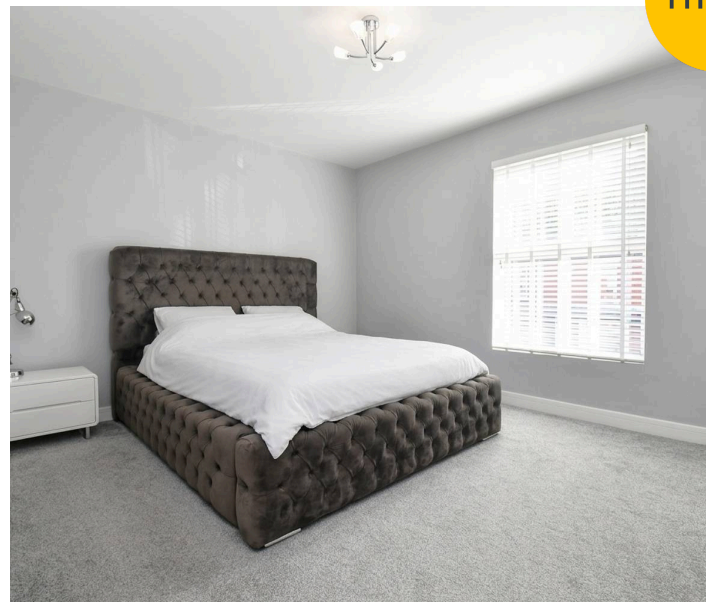
9' 11" x 6' 11" (3.02m x 2.12m)

Loft Room

16' 10" x 12' 0" (5.12m x 3.65m)



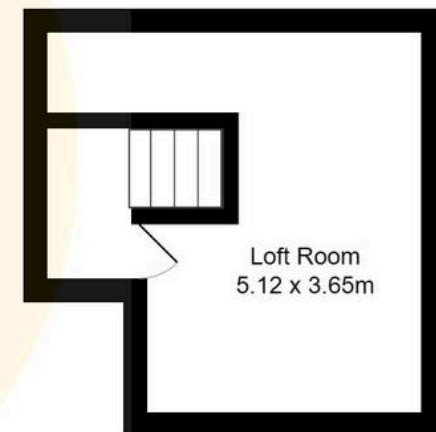
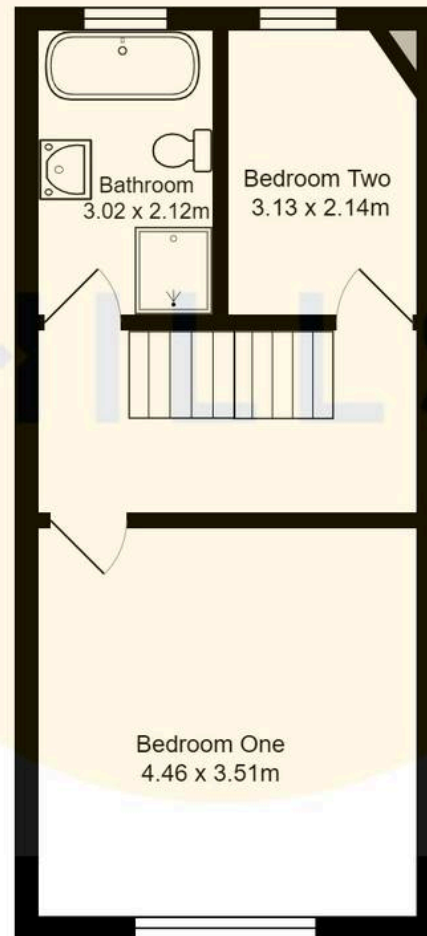
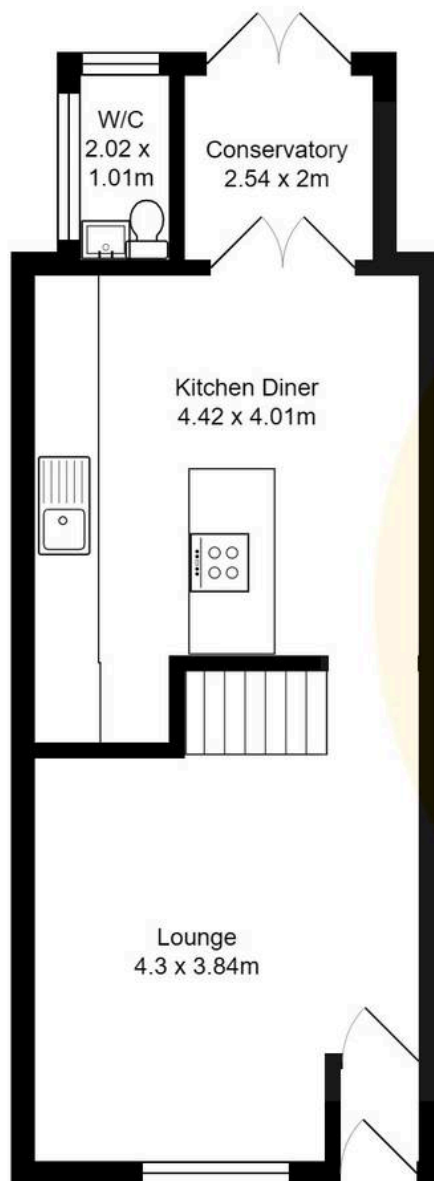
HILLS





HILLS







Hills | Salfords Estate Agent

Sentinel House, Albert Street, Eccles, Manchester – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.