

Stone Cross
ESTATE AGENTS

Chiltern Avenue, Atherton M46 9RN

From £225,000

3 1 2









Situated within a sought-after cul-de-sac and conveniently located close to Atherton Train Station, this well-presented three-bedroom semi-detached property offers generous accommodation, ample off-road parking and a detached garage.

The property is entered via a welcoming entrance hallway, which leads through to a spacious dual-aspect sitting and dining room, providing a versatile space for both relaxing and entertaining. A modern fitted kitchen completes the ground-floor accommodation.

To the first floor are three bedrooms, along with a modern family bathroom.

Externally, the property benefits from a front garden and a private driveway providing ample off-road parking, also with a detached garage. To the rear is an enclosed garden, predominantly laid to lawn with a patio area, providing a pleasant space for outdoor seating and entertaining.

Well presented throughout and positioned within a desirable residential location with convenient access to Atherton Train Station and local amenities, this property would make an excellent home for a range of buyers. Early viewing is recommended.

Measurements

Hallway- 4.065m x 2.104m

Lounge- 4.168m x 3.389m

Dining Room- 2.849m x 2.612m

Kitchen- 2.400m x 3.048m

Bedroom One- 3.683m x 3.300m

Bedroom Two- 2.707m x 3.317m

Bedroom Three- 2.683m x 2.236m

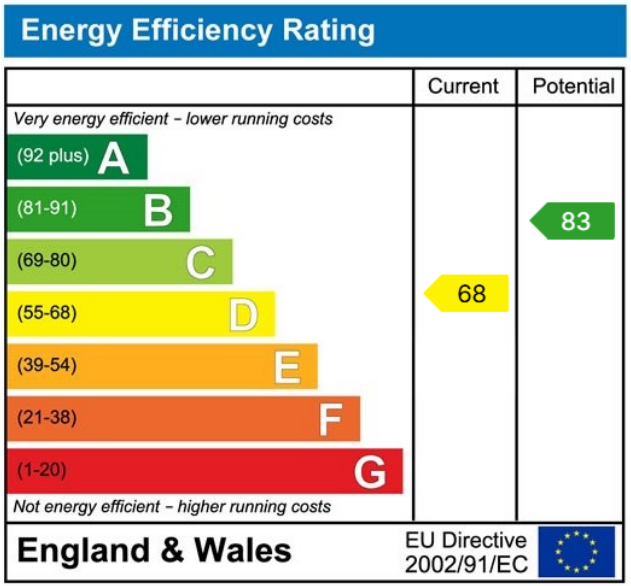
Bathroom- 1.668m x 2.205m





- Three Bedroom Semi Detached
- Dual Aspect Sitting Dining Room
- Excellent Schools nearby
- Sought After Location
- Ample Parking and Garage
- Close to Train Station





Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please not that it is not Stone Cross Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only.
No repsonsibilty is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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