



Rear of 313
Leigh Road
Atherton
Manchester
Lancashire
M46

Offers In Excess Of £235,000

bettermove

Leigh Road Manchester

Bettermove are proud to present this 3 bedroom detached house in Atherton, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with off road parking available.

The council tax band is B.

This is a leasehold property with 852 years remaining on the lease; the ground rent is £2.00 per annum.

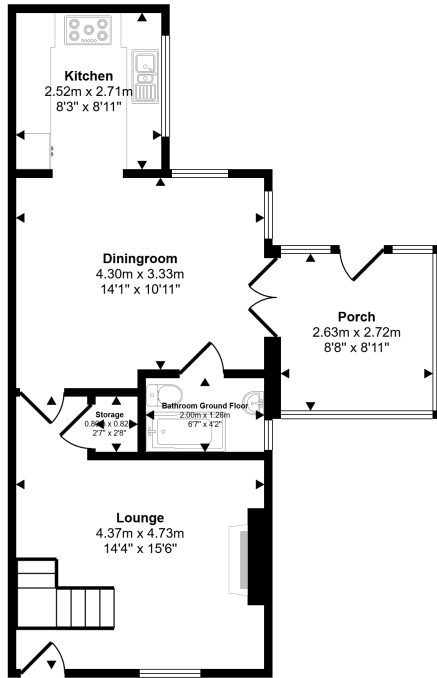
The interior of this well presented property comprises a spacious lounge, dining room, kitchen, family bathroom and conservatory on the ground floor. The first floor consists of three bedrooms, with one en-suite and a potential fourth bedroom located in the loft room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in popular town of Atherton, Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Atherton Railway Station, a range of local bus routes, and quick access to the M61.

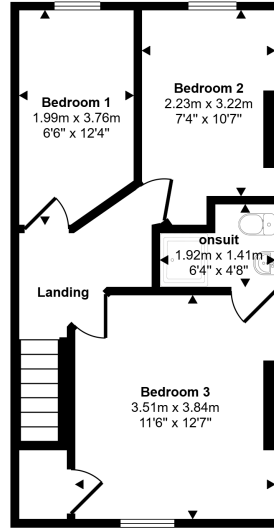
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



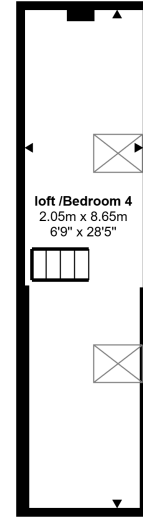
Approx Gross Internal Area
109 sq m / 1173 sq ft



Ground Floor
Approx 52 sq m / 565 sq ft



First Floor
Approx 39 sq m / 420 sq ft



Second Floor
Approx 17 sq m / 188 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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