

**St Richards Close  
Atherton  
Manchester  
Lancashire  
M46**

**Offers In Excess Of £189,000**

**bettermove** 

# St Richards Close

## Manchester

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

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is B.

This is a leasehold property with 976 years remaining on the lease.

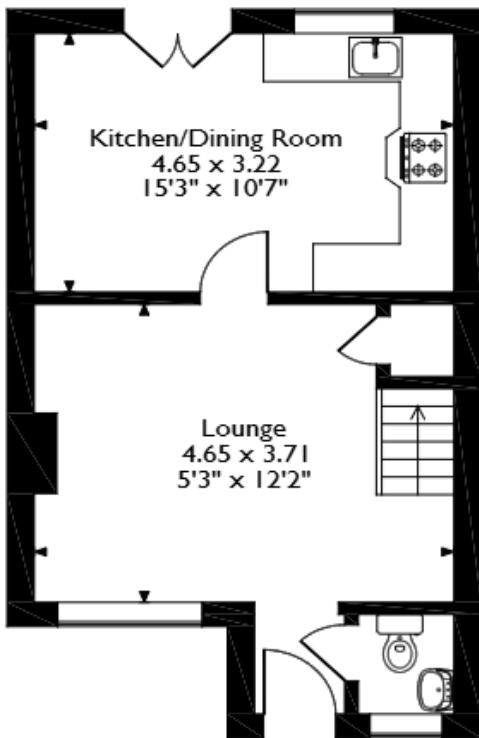
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a lawned front garden and driveway, with a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular town of Atherton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hag Fold and Atherton Train Stations, a variety of local bus routes, and quick access to the M61.

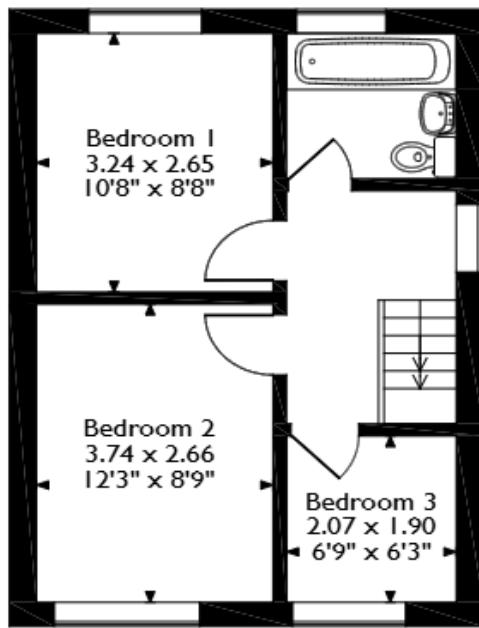
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



St. Richards Close, Atherton, Manchester  
Approximate Gross Internal Area  
69 Sq M/743 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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