



*Blakemore Park*  
Atherton

**Miller Metcalfe**  
*Every step of the way*

# Blakemore Park

Atherton

Detached



EPC Rating - C

\*\*\* Internal Viewing A Must - Stunning Modern Detached Coach House Style Home With Well Proportioned Accommodation, Splendid Private Landscaped Gardens, Garage and Further Gated Parking, Situated Within A Much Sought After Residential Location \*\*\*

This wonderful modern property is situated upon a popular development within walking distance of Atherton town centre and boasts well-proportioned accommodation that is ideally suited to modern living that simply must be viewed in person to be fully appreciated. The property is accessed at ground floor level with stairs that rise to an inviting entrance hall, stunning open plan living kitchen which offers more than enough room for cooking, dining and relaxing alike with the fitted kitchen featuring a wealth of integrated appliances, plus a generous double master bedroom and a three piece en-suite shower room. On the ground floor a utility area and garage offer excellent versatile space that provides secure off road parking however, the current owner uses the garage as additional reception space. Outside a driveway provides off road parking whilst to the rear there are lovely landscaped low, maintenance gardens that are private and not overlooked, offering superb space ideal for relaxing and al-fresco entertaining. An additional area of hardstanding to the side is gated, providing yet more secure off road parking to the side.

This property is situated on a sought after development and the popular location is within easy access to the many shops and amenities Atherton has to offer. It is also well placed for major transport links making it easy to commute across the North West.

Homes such as these represent excellent value for money and are easy to maintain with very low overheads. For this reason, they rarely stay on the market for very long and as such an early internal viewing is strongly recommended to avoid disappointment.

- TENURE  
Leasehold - 999 Year Lease - 981 Years Remaining  
Start Date - 11.05.2006 - End Date - 01.01.3005

- GROUND RENT/SERVICE CHARGE  
To be confirmed

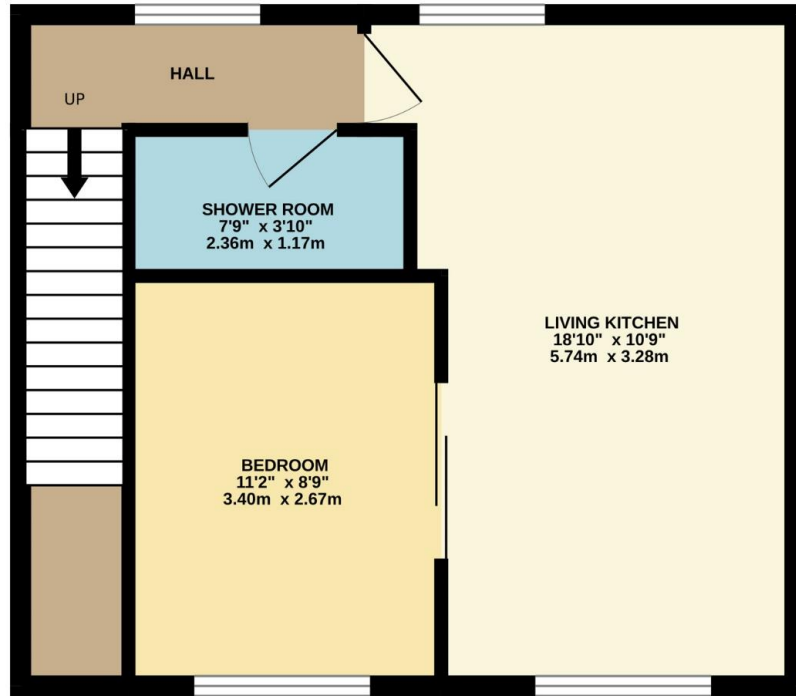
- LOCAL AUTHORITY  
Wigan

- COUNCIL TAX  
Band A - £1,125 Per Year

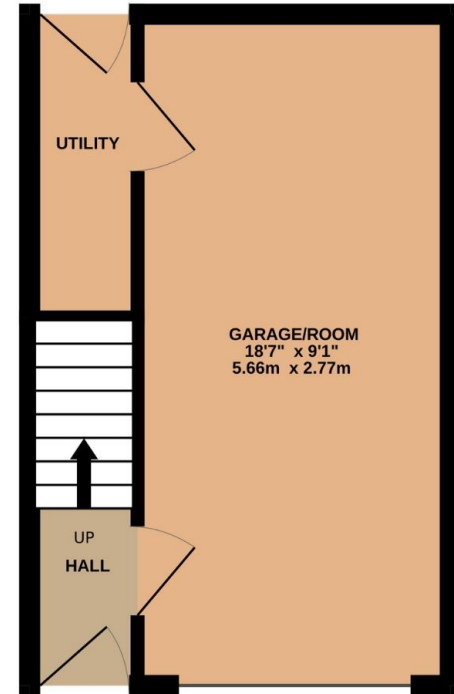




FIRST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



GROUND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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