



*North Road*  
Atherton

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

# North Road

Atherton

Semi Detached



3



2

EPC Rating - B

\*\*\* Simply Must Be Viewed - Fabulous Modern Three Bedroomed Semi-Detached Home With Well Proportioned Accommodation, Splendid Gardens and Situated Within A Much Sought After Residential Location Within Easy Access to Atherton Town Centre \*\*\*

This fantastic 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 ground floor comprises an inviting entrance hall, cloakroom/wc, modern fitted kitchen dining kitchen with integrated appliances and a superb light and airy lounge with French doors leading out to the rear garden. To the first floor a landing, three bedrooms and a three-piece family bathroom can be found which completes the internal living space. Outside there are the property is garden fronted with a drive offering ample off-road parking. To the rear, a lovely, over average sized garden provides splendid outside space ideal for children's play, relaxing and al-fresco entertaining.

This property is situated on a sought after Cottonfields 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 into Manchester and across the Northwest.

Homes such as these 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 - 991 Years Remaining  
Start Date - 29.06.2017 - End Date 01.04.3015

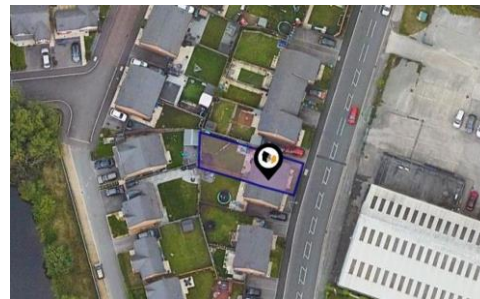
- **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - No

- **GROUND RENT/SERVICE CHARGE**  
£150.00 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**  
Wigan - Band B - £1,313 Per Year

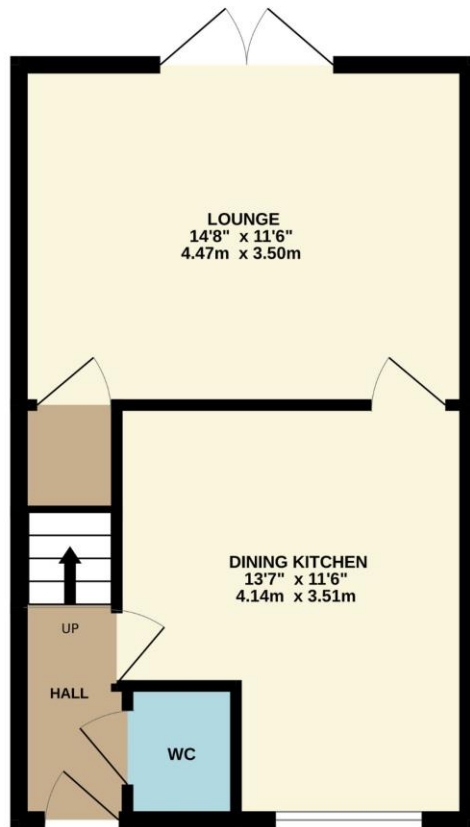
- **FLOOD RISK**  
Very Low

- **BROADBAND**  
Basic - 13 Mbps  
Superfast - 64 Mbps

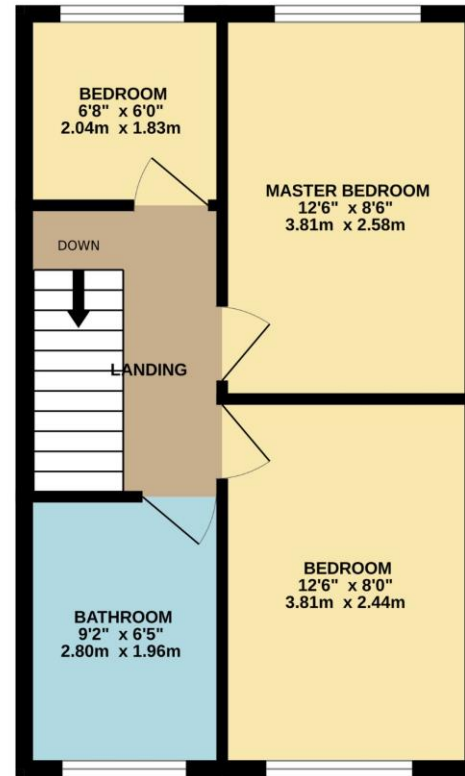




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.