



6 Spinningfield Close, Atherton, Manchester, Lancashire, M46 0TX

An impeccably maintained and extended detached, positioned on a popular new development and in an A1 location facing onto an open green space. Garage converted as additional living room or bedroom.

- OPEN PLAN KITCHEN AND LIVING AREA
- OPTION TO ADD GROUND FLOOR BATHROOM IF DESIRED
- HIGH-QUALITY LEVEL OF MAINTENANCE
- INDIVIDUAL RECEPTION ROOM TO FRONT OVERLOOKS OPEN GREEN SPACE
- TRAIN STATION AROUND 1 MILE
- FORMAL GARAGE CONVERSION
- ENSUITE TO MASTER BEDROOM
- CHOICE POSITION WITHIN THIS POPULAR DEVELOPMENT
- MANCHESTER COMMUTE ABOUT TRAIN STATION AROUND 1 MILE, MOTORWAY UNDER 3.5 MILES

£325,000



6 SPINNINGFIELD CLOSE, ATHERTON, MANCHESTER, LANCASHIRE, M46 0TX

An extremely well maintained and thoughtfully configured detached home positioned on this popular development constructed during 2018.

Our clients have completed a formal garage conversion which provides excellent versatility with the additional benefit of being able to function as a four bedroom home if required. Furthermore, an area has been sub partitioned to the rear of this garage conversion to create storage but otherwise has been plumbed to allow for the addition of an en-suite.

The kitchen to the rear is an open plan design and includes a vaulted ceiling with roof lights and bi folding doors which opens the rear garden. To the front, there is an individual reception room which overlooks a pleasant open green space.

To the first floor, there are three bedrooms, the master of which is served by a en-suite with the further two bedrooms having access to the family bathroom

Homes in this area often generate good levels of interest and an early viewing is strongly advised.

The sellers inform us that the property is Freehold

Council Tax Band C - £1709.01

THE AREA

The Area:

Spinningfield Close is located with good access to Bolton Road which in turn connects with the well regarded Newbrook Road. Homes in this area are well placed for good access towards the A6 and subsequently Junction 4 of the M61. The motorway link is just over three miles away whilst the train link is around 1 mile. Commercial opportunities can be found within Atherton town centre and also closer to Bolton with the Middlebrook leisure and retail development just two motorway links away. We find that many people look to settle within this area due to the convenient transport links towards Manchester.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

14' 11" x 6' 8" (max over the stairs) (4.55m x 2.03m)

Ground Floor WC

3' 1" x 5' 3" (0.94m x 1.60m) WC. Hand basin. Window to the front.

Reception Room 1

10' 4" x 16' 10" (max into the squared bay) (3.15m x 5.13m) To the front, over looking the garden, the driveway and open area to the front.

Dining Kitchen

10' 10" (max) x 17' 4" (3.30m x 5.28m) Positioned to the rear. L-shaped kitchen. Integral five ring split level gas hob with extractor and splashback. Oven. Fridge and freezer. Plumbing and space for a washing machine. Vaulted ceiling to the rear most part and that has three velux roof lights. French doors and floor level side screens look to the garden. Access into a formal garage conversion.

Garage Conversion

Designed to have a fitted pantry area measuring 4' 7" x 5' 5" (1.40m x 1.65m). with the gas central heating boiler. The reside of this room measures 8' 7" x 13' 0" (2.62m x 3.96m) with a window to the front over looking the garden, the driveway and open area to the front.

FIRST FLOOR

Bedroom 1

9' 3" x 11' 6" (2.82m x 3.51m) To the front, over looking the garden, the driveway and open area to the front.

Landing

Rear window to the garden. Loft access which is part boarded.

En-Suite Shower Room

5' 8" x 7' 1" (1.73m x 2.16m) Rear window. Hand basin with vanity unit. WC. Shower with shower from mains.

Bedroom 2

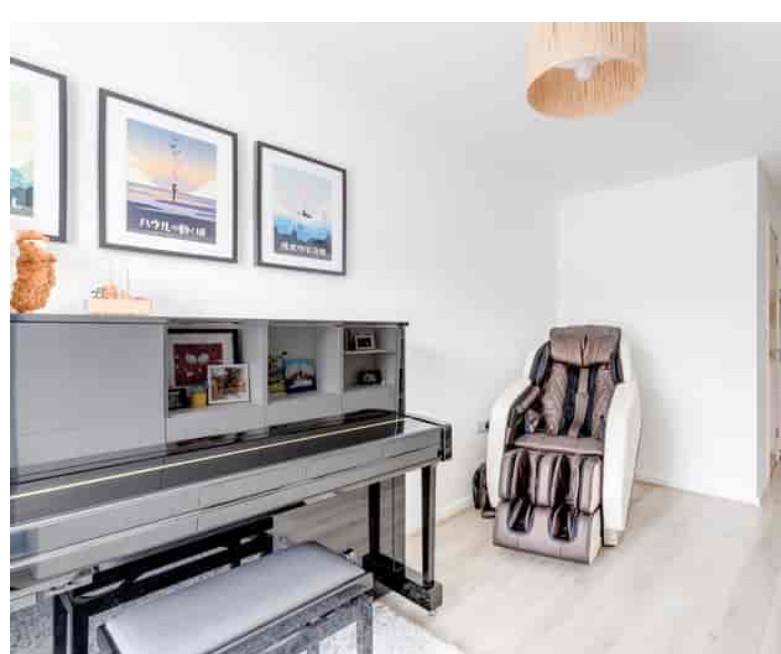
10' 0" x 10' 4" (3.05m x 3.15m) To the front, over looking the garden, the driveway and open area to the front.

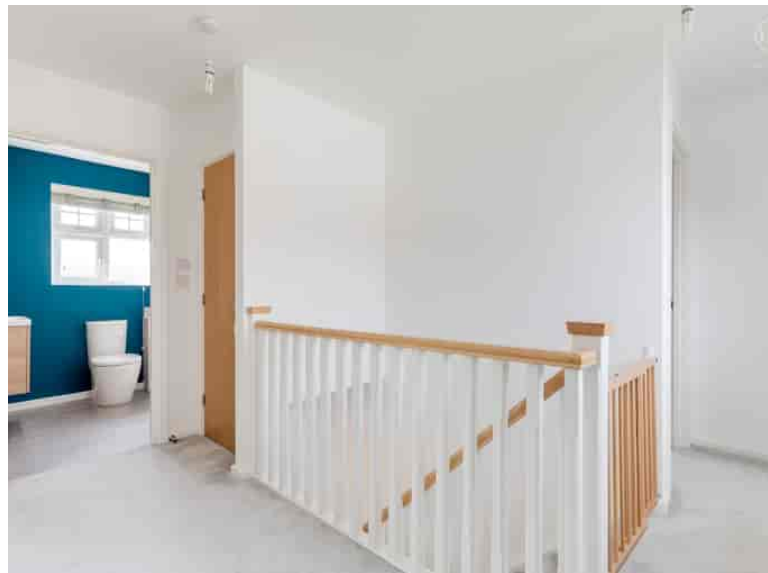
Bedroom 3

8' 3" x 9' 11" (2.51m x 3.02m) Double bedroom situated to the rear with window to the garden.

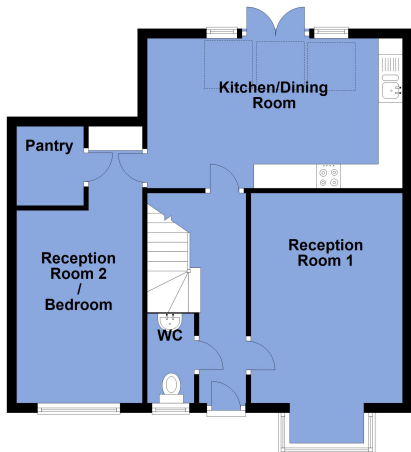
Bathroom

6' 1" x 7' 1" (1.85m x 2.16m) Window to front. Bath with shower from mains over. Tiled splash back. WC. Hand basin in a concealed cistern. Excellent over stairs storage which is shelved.

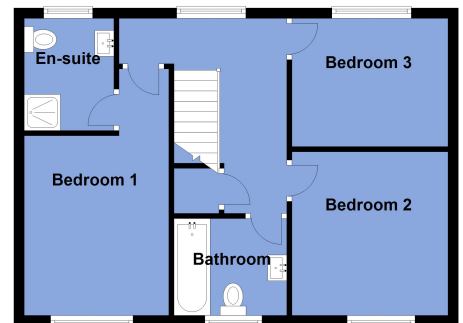




Ground Floor



First Floor



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	83	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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