



Lodge Grove  
Atherton  
Manchester  
Lancashire  
M46 9BZ

Offers in Excess of £198,000

bettermove



# Lodge Grove Manchester

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

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

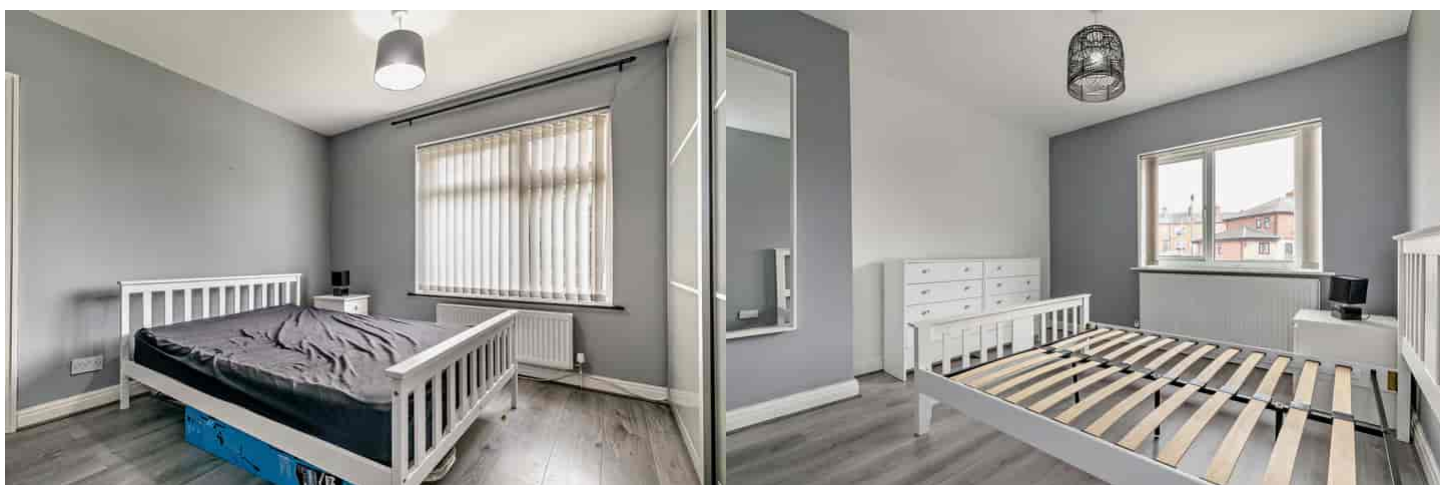
The council tax band is B.

This is a leasehold property with 907 years remaining on the lease; the ground rent is £0.50 per month.

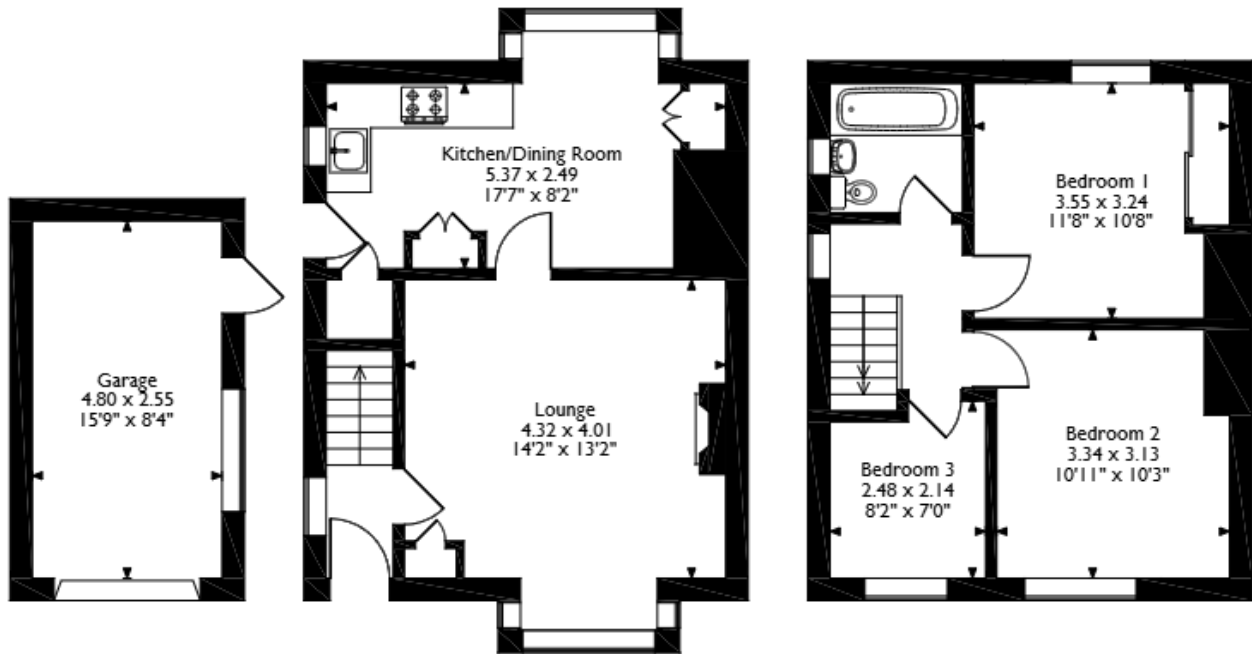
The interior of this beautifully presented property comprises a spacious lounge and fitted kitchen/dining room on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a detached garage, and private rear garden, perfect for enjoying the summer months.

Located in the 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 and a variety of local bus routes, with quick access to the M60, M61 and M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Lodge Grove, Atherton, Manchester  
Approximate Gross Internal Area  
Main House = 74 Sq M/797 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 86 Sq M/926 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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