



High Street
Atherton
Manchester
Lancashire
M46 9DJ

Offers in Excess of £115,000

bettermove 

High Street Manchester

Bettermove are proud to present this 2 bedroom terraced house in Atherton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property. The council tax band is A.

This is a leasehold property with 243 years remaining on the lease; the ground rent is £100 per annum and the service charge is approximately £300 per annum if demanded.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen with dining area and utility room on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, 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 Atherton Train Station, the M6 and many local buses.

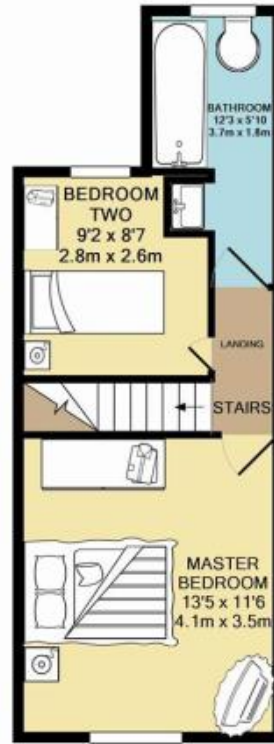
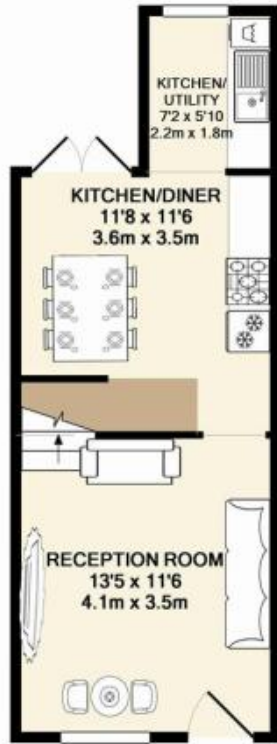
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	75	
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk