

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Mealhouse Lane, Manchester

Situated in a very popular and well established location in Atherton town centre is this two bedroom pavement fronted mid terrace property offering excellent first time accommodation with an enclosed courtyard to the rear

Asking Price £129,950

135 Mealhouse Lane

Atherton, Manchester, M46 0FF



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

13'4 (max) x 13'1 (max) (3.96m'1.22m (max) x 3.96m'0.30m (max))

Tv point. Radiator.

DINING KITCHEN

13'4 (max) x 13'1 (max) (3.96m'1.22m (max) x 3.96m'0.30m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Door to outside. Part tiled walls. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

13'1 (max) x 13'4 (max) (3.96m'0.30m (max) x 3.96m'1.22m (max))

Radiator.

BEDROOM

13'1 (max) x 8'1 (max) (3.96m'0.30m (max) x 2.44m'0.30m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated towel rail.

OUTSIDE:

The property is pavement fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold 999 years

COUNCIL TAX BAND

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VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

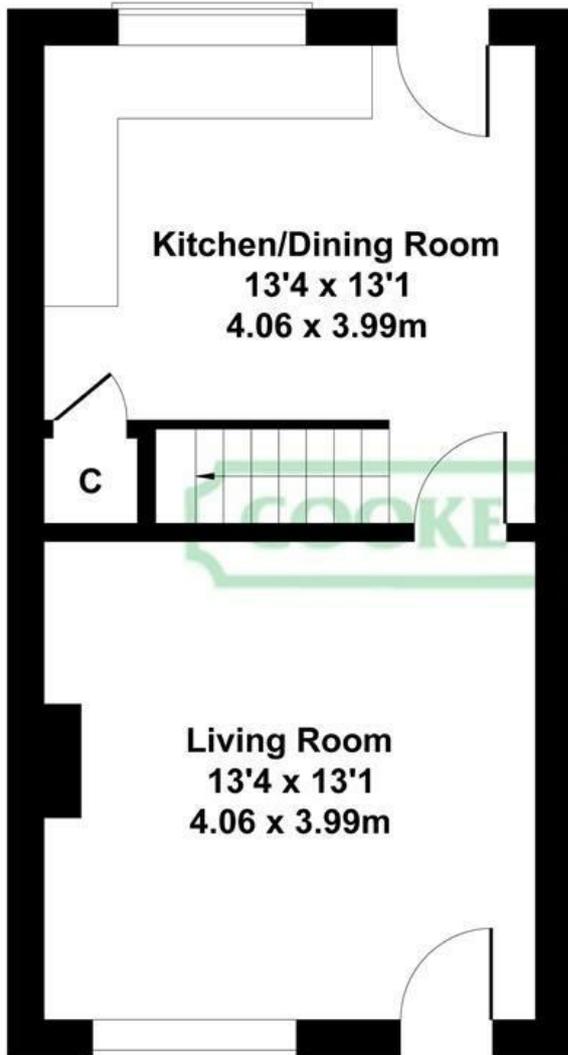
Sat Nav Ref: M46 0FF



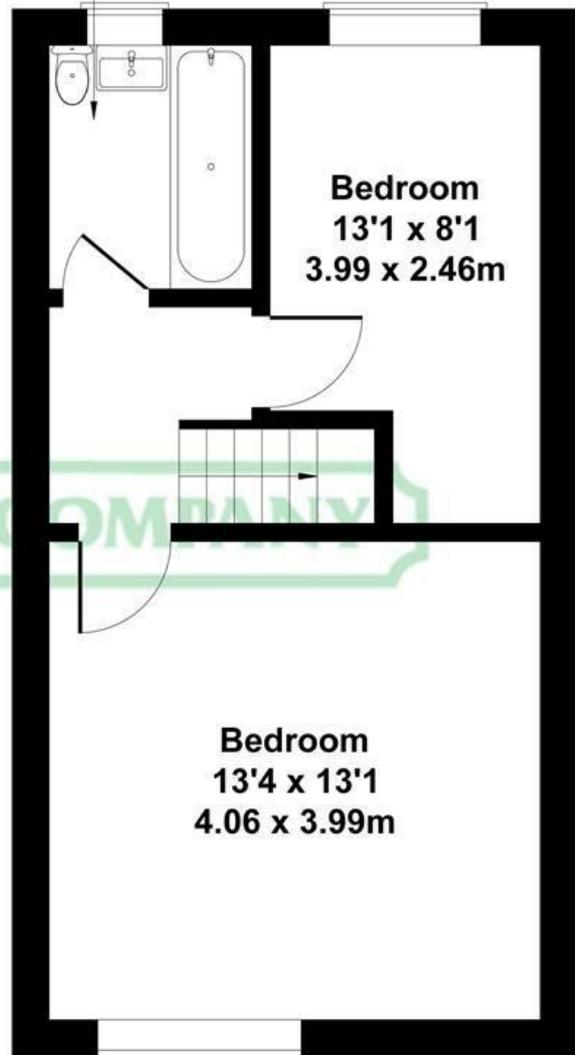
Floor Plan

Approximate Gross Internal Area
711 sq ft - 66 sq m

Bathroom
7'5 x 6'1
2.26 x 1.85m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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 & Wales			
		EU Directive 2002/91/EC	