

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Railway Street, Manchester

Situated in a established residential area with good access to the town centre and commuter routes is this modern two bedroom mid terrace property offering ideal first time accommodation over two floors with the benefit of a parking space to the front a private garden area to the rear

Ideal home for a first time buyer

Asking Price £129,950

40 Railway Street

Atherton, Manchester, M46 0HG



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

LOUNGE

16'3 (max) x 11'7 (max) (4.88m'0.91m (max) x 3.35m'2.13m (max))
TV Point. Radiators. French doors to rear.

KITCHEN

8'2 (max) x 8'0 (max) (2.44m'0.61m (max) x 2.44m'0.00m (max))
Fully fitted with wall cupboards and base units. Sink unit with mixer tap. Gas hob. Built in oven. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

11'1 (max) x 9'6 (max) (3.35m'0.30m (max) x 2.74m'1.83m (max))
Radiator.

BEDROOM

11'3 (max) x 6'7 (max) (3.35m'0.91m (max) x 1.83m'2.13m (max))
Radiator.

BATHROOM

7'8 (max) x 4'8 (max) (2.13m'2.44m (max) x 1.22m'2.44m (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Extractor fan.

OUTSIDE:

The property has a raised pathway to the front. To the rear there is a private garden

PARKING SPACE

There is the benefit of a parking space at the front.

COUNCIL TAX

Council Tax Band B

TENURE

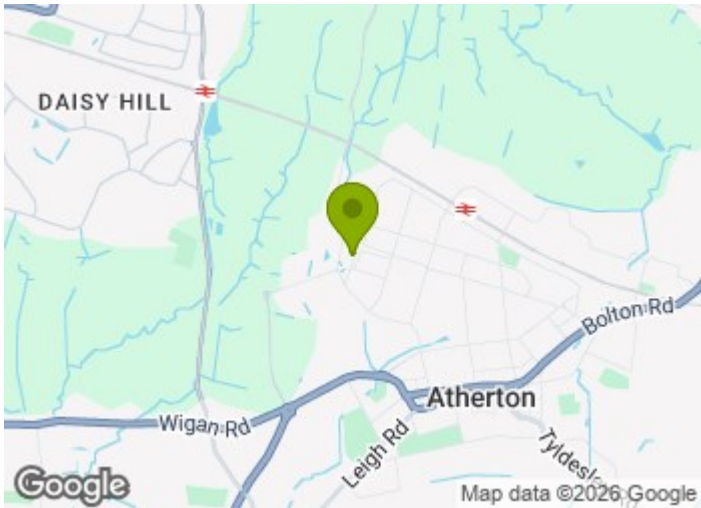
Leasehold

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.

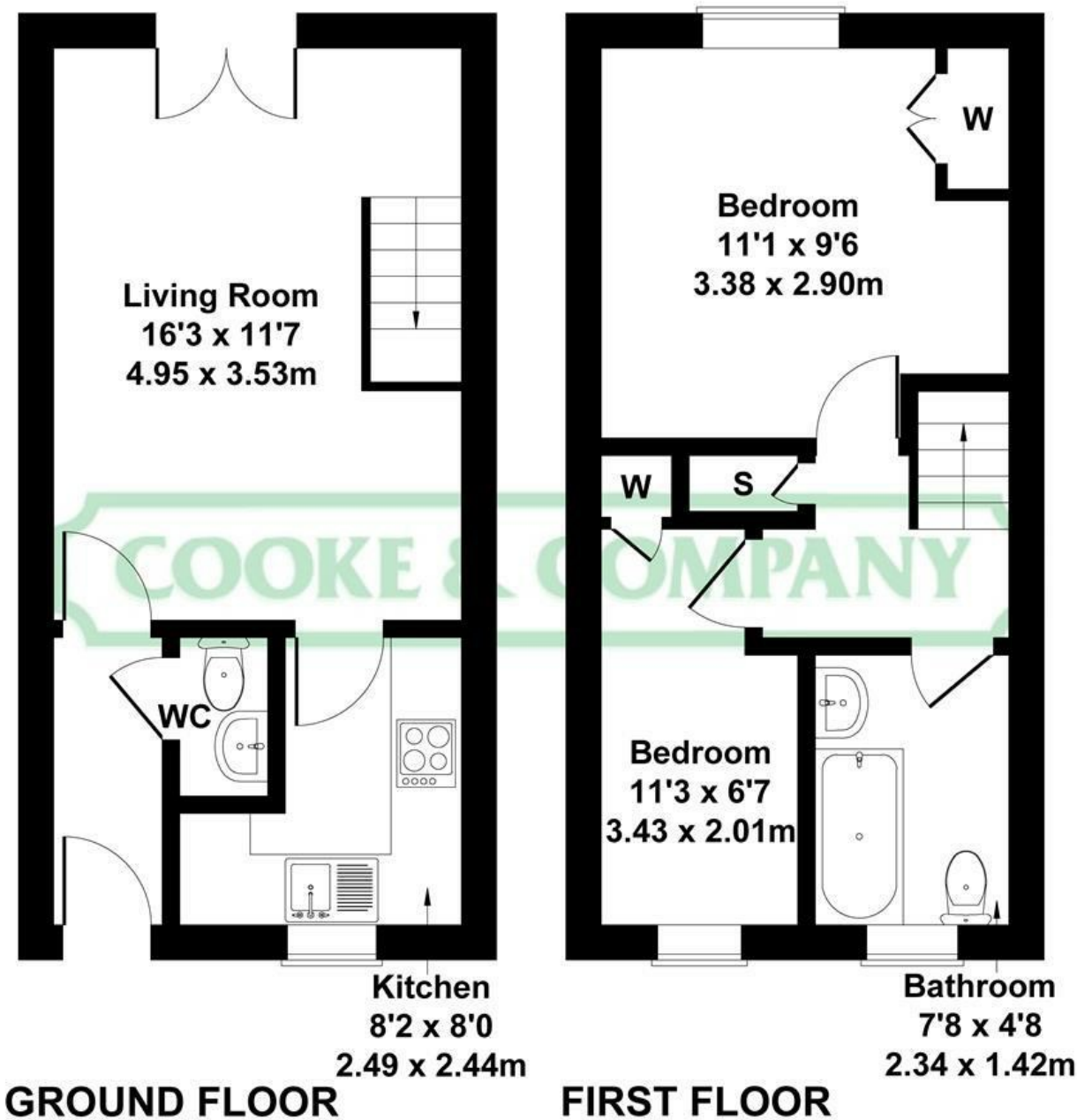


Directions
M46 0HG



Floor Plan

Approximate Gross Internal Area
577 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2026
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	74	
(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	