



## 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.

#### 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

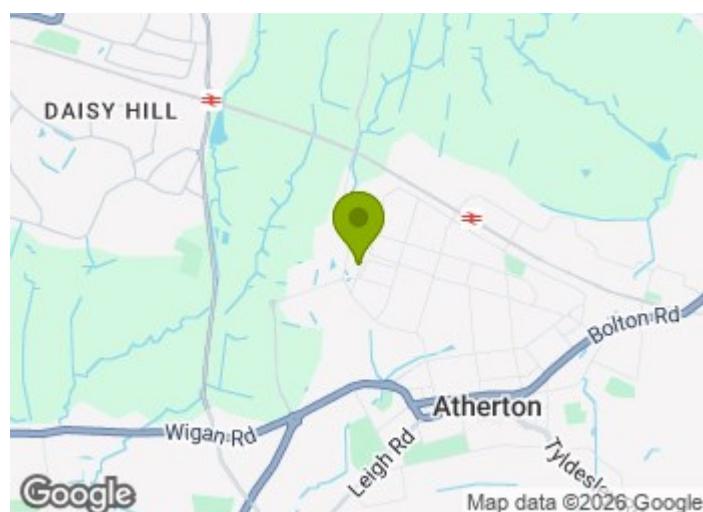
Leasehold

#### 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.



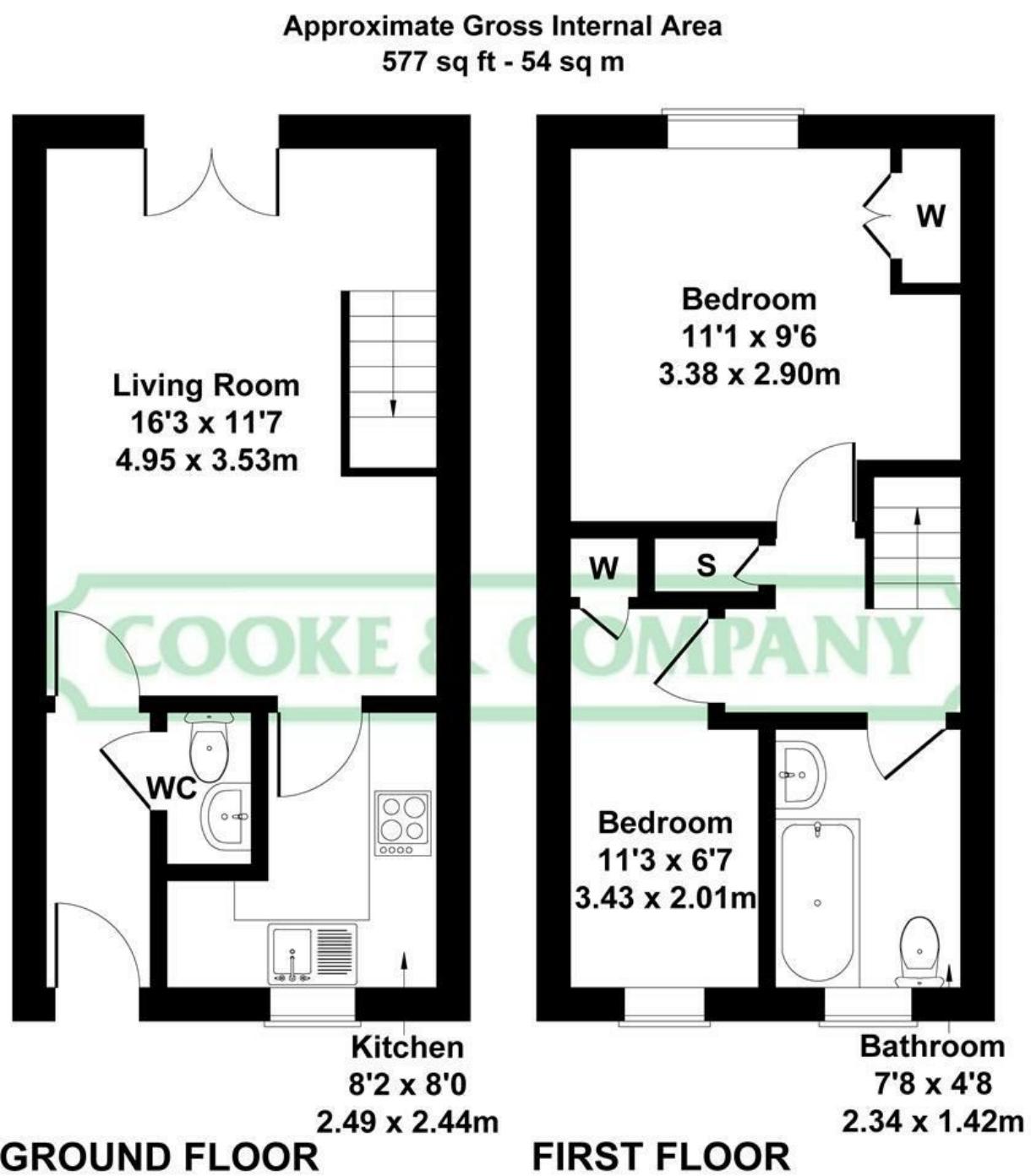
#### Directions

M46 0HG

Map data ©2026 Google



## Floor Plan



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	