

25a North Croft, Atherton, Manchester, M46 0SW



## Offers In The Region Of £150,000

Modern two bedroom mid mews property, located on the highly popular North Croft development in Atherton. The property is offered for sale with no onward chain and would make a perfect first time buy or buy to let with a potential rental income of £900- 950 pcm. The ground floor comprises in brief; entrance hallway, w.c, lounge with 'French' doors to the rear garden and a fitted kitchen. To the first floor are two bedrooms, both benefitting from built in wardrobes and a three piece family bathroom suite. Externally, an off road parking space is located to the front of the property with a low maintenance garden to the rear.

Early viewings highly recommended

- Modern Two Bedroom Mews
- Fitted Kitchen
- Three Piece Bathroom Suite
- EPC Rating TBC
- Spacious Lounge
- Two Generous Bedrooms
- Ideal First Purchase or Buy To Let
- Council Tax Band A



Modern two bedroom mid new property which is located on this popular residential estate in Atherton. Ideally situated for access to local amenities, shops and transport links with the M61 and Atherton Railway station both being within 2 miles of the property. This property offers fantastic accommodation for a first time buyer or buy to let landlord and briefly comprises : Hallway, cloakroom w.c. spacious lounge area with 'French' doors to the rear garden, fitted kitchen with built in appliances. To the first floor there are two generous bedrooms both with built in wardrobes and bathroom fitted with a three piece white suite. Outside there is an enclosed rear garden and off road parking for a car. New boiler fitted 2024, rental potential with expected rental figure of £900 -950 pcm. Viewing is essential to appreciate all that is on offer.

### Entrance Hall

Radiator, double glazed entrance door, door to:

### WC

Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

### Lounge 16'3" x 11'10" (4.96m x 3.61m)

Two radiators, laminate flooring, stairs to first floor landing, double door, door to:

### Kitchen 8'3" x 8'1" (2.52m x 2.47m)

Fitted with a matching range of eye level units and cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, laminate flooring.

### Landing

Built-in storage cupboard, laminate flooring, door to:

### Bedroom 1 10'11" x 11'10" (3.32m x 3.61m)

UPVC double glazed window to rear, Storage cupboard, built-in double wardrobe(s), open plan, double door, door to:

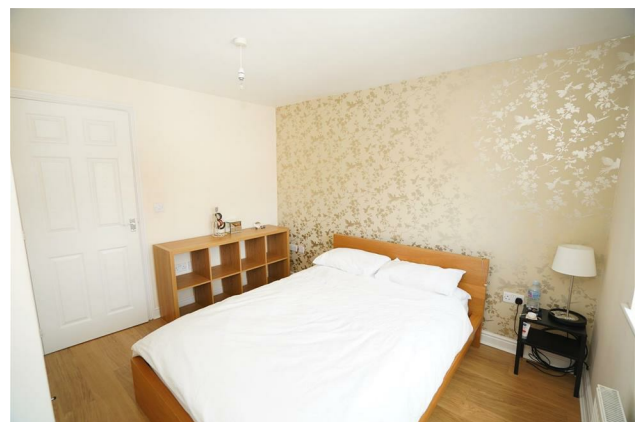
### Bedroom 2 11'0" x 6'8" (3.35m x 2.02m)

UPVC double glazed window to front, built-in single wardrobe(s), radiator, laminate flooring, door to:

### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, half height mosaic tiling to two walls, extractor fan, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.

### Outside

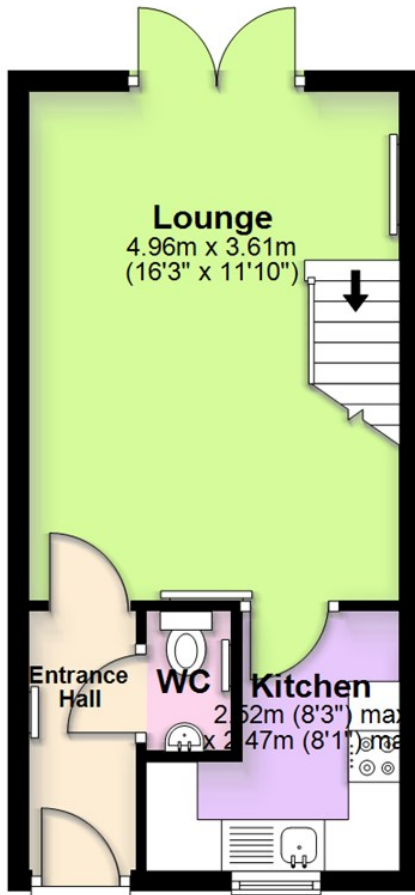


Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, rear gated access.



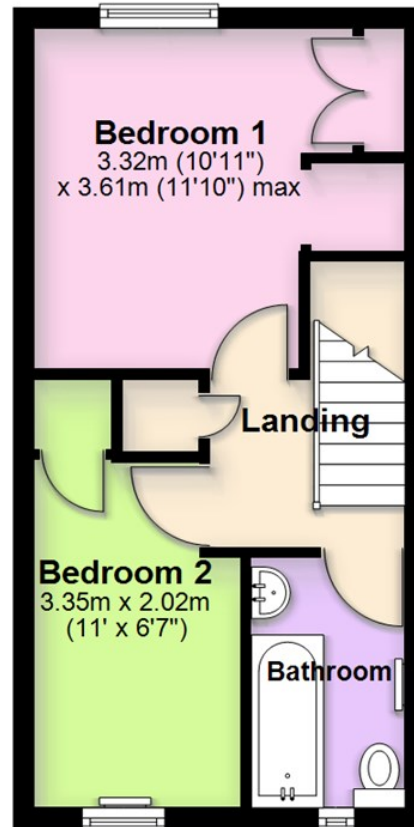
## Ground Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



**Total area: approx. 54.8 sq. metres (589.4 sq. feet)**

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

