

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Shurdington Road, Atherton

Situated in a highly regarded and sought after area of Atherton is this three-bedroom detached family property occupying a generous plot and offering well-proportioned accommodation throughout, with a driveway, integral garage and large gardens to the front and rear

Asking Price £430,000

13 Shurdington Road

Atherton, M46 9HY



- IDEAL SPACIOUS FAMILY HOME
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: Entrance hall, lounge, dining room, kitchen, utility, and cloakroom/WC. Whilst on the first floor there are three bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

17'10 (max) x 10'5 (max) (5.44m (max) x 3.18m (max))
Fire and surround. Radiator. TV point.

DINING ROOM

10'6 (max) x 10'4 (max) (3.20m (max) x 3.15m (max))
Radiator.

KITCHEN

13'8 (max) x 7'1 (max) (4.17m (max) x 2.16m (max))
Fully fitted with base units and wall cupboards. Oven.
Hob. Sink unit.

UTILITY ROOM

11'10 (max) 7'1 (max) (3.61m (max) 2.16m (max))
Fitted with wall and base units. Sink unit. Plumbing for
washing machine. Radiator. Door to outside.

CLOAKROOM/WC

Built in vanity wash basin with storage. Low level WC.
Heated towel rail.

INTEGRAL GARAGE

FIRST FLOOR

BEDROOM

12'2 (max) x 10'6 (max) (3.71m (max) x 3.20m (max))
Radiator.

BEDROOM

10'8 (max) x 10'0 (max) (3.25m (max) x 3.05m (max))
Radiator.

BEDROOM

10'10 (max) x 7'9 (max) (3.30m (max) x 2.36m (max))
Radiator

FAMILY BATHROOM

Shower cubicle. Pedestal wash basin. Low level WC.
Heated towel rail. Part tiled walls .

OUTSIDE:

PARKING

The property is approached via an entrance driveway
leading to the integral garage.

GARDENS

The large front garden is mainly laid to lawn with
established shrubs and plants. To the rear the garden is
mainly laid to lawn with raised flowerbeds and plants
with a large paved patio area perfect for outdoor
entertaining.

TENURE

Freehold

COUNCIL TAX

Council Tax Band E

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.



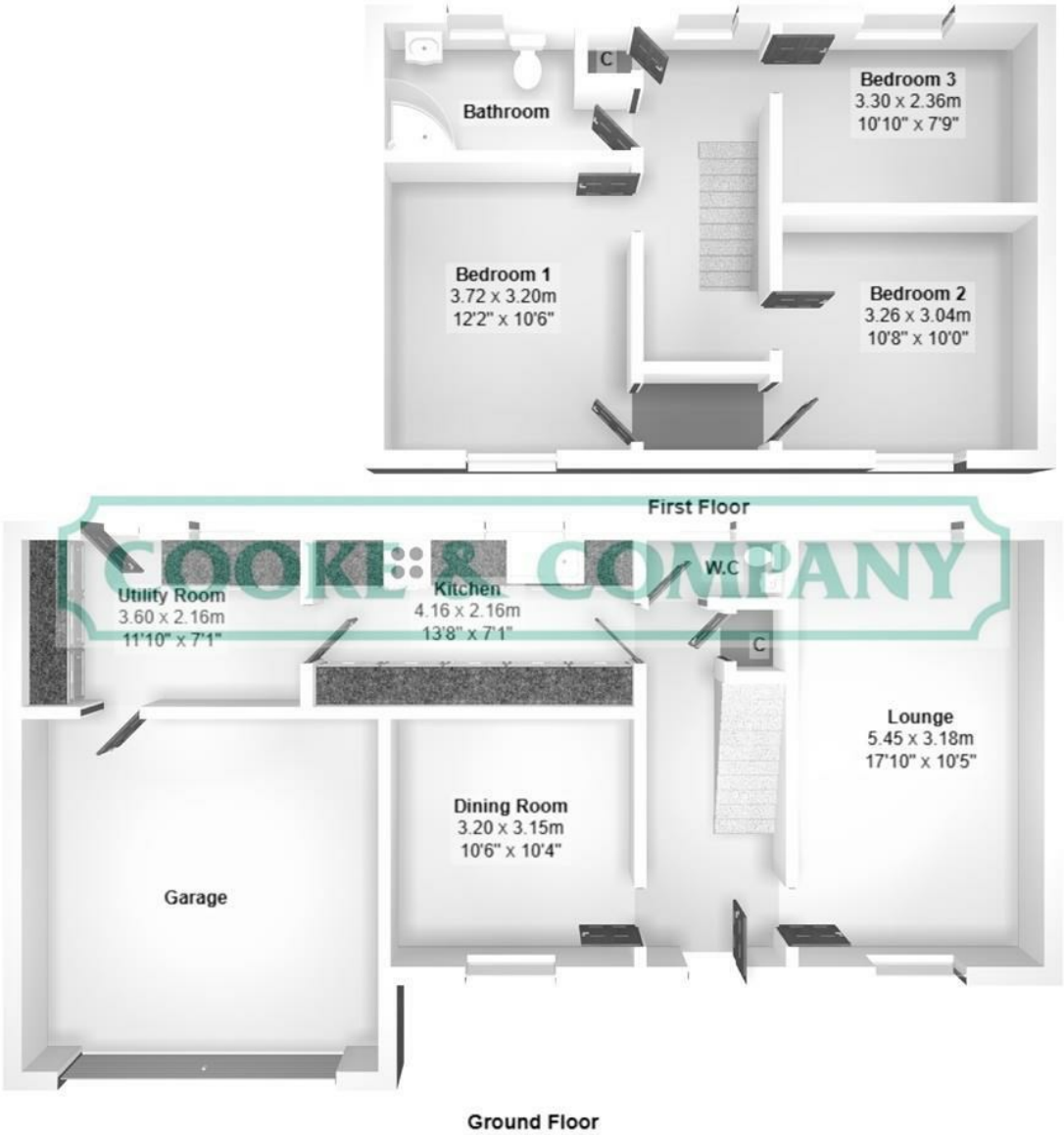
Directions

M46 9HY



Floor Plan

13 Shurdington Road, Atherton



Total Area: 103.6 m² ... 1115 ft² (excluding garage)
All measurements are approximate and for display 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		