

Property Details

261 Wigan Road, Atherton,
Manchester, Lancashire, M46 0QA

Guide Price **£120,000**



Property Photos

261 Wigan Road, Atherton, Manchester, Lancashire, M46 0QA



Creation Date
06/03/2023

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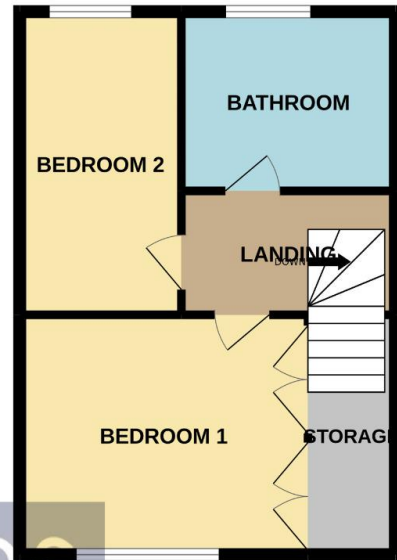
Property Floor Plans

261 Wigan Road, Atherton, Manchester, Lancashire, M46 0QA

GROUND FLOOR



1ST FLOOR



Harrisons
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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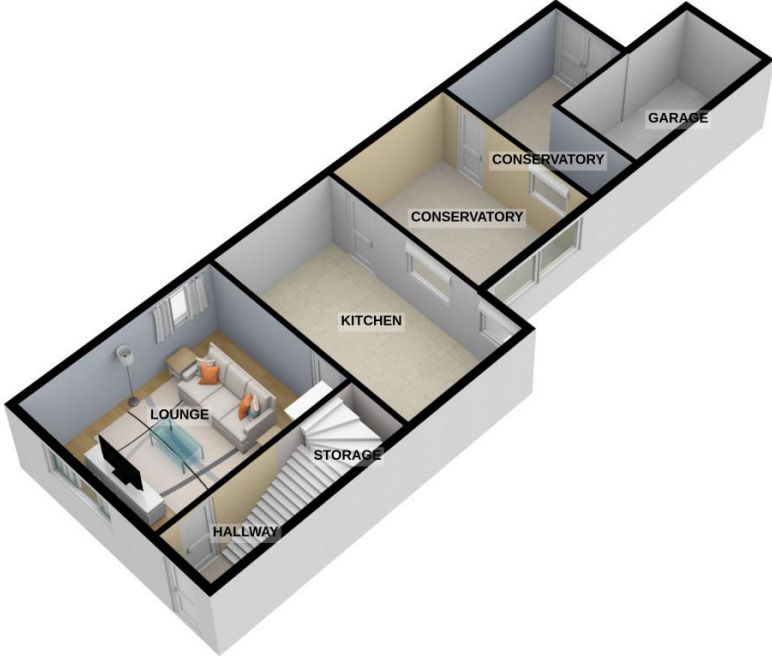
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Property Floor Plans

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GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

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Property Info

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Property Type	Property Style
House	Terraced
Bedrooms	Bathroom
2	1
Receptions	Tenure Type
2	Leasehold
Floor Area	Agency Type
-	-
Parking	Type
Street Parking	Sales
Price Qualifier	Price
Guide Price	£120,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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06/03/2023

Property Features

261 Wigan Road, Atherton, Manchester, Lancashire, M46 0QA

Feature 1

2 Bedrooms

Feature 2

End Terraced

Feature 3

In Need Of Full Renovation

Feature 4

Great Potential

Feature 5

Popular Location

Feature 6

Great Transport Links

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Property Description

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Welcome to Wigan Road located in the Atherton area. The property comprises of a lounge, kitchen, dining room, conservatory. On the first floor there are the 2 bedrooms with a shower room.

The property does require full renovation throughout but has potential to be a great home.

PROPERTY FEATURES & DETAILS

2 BEDROOMS

END TERRACED

IN NEED OF FULL RENOVATION

GREAT POTENTIAL

POPULAR LOCATION

GREAT TRANSPORT LINKS

LOCATION

Tesco (1.6 miles)

Asda (1.4 miles)

St Michaels C E Primary School (0.8 miles)

Howe Bridge Leisure Centre (0.6 miles)

Atherton Train Station (1.8 miles)

HARRISONS - EXPERIENCE THE DIFFERENCE

BOOK A VIEWING ONLINE / TELEPHONE

FLEXIBLE VIEWING APPOINTMENTS AVAILABLE

OPEN 6 DAYS A WEEK

CONTACT OUR BRANCH FOR MORE DETAILS

Entrance Hall:

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Property Description

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Carpet flooring, carpeted stairs to first floor, white UPVC front door

Lounge:

2.83m x 4.47m

Carpet flooring, 2x pendant lights, meter cupboard, under stairs storage cupboard

Kitchen:

2.66m x 4.49m

Lino flooring, integrated oven, 4 ring gas hob, extractor fan, mixture of wall and base units, stainless steel sink with drainer and chrome mixer tap

Conservatory:

2.56m x 2.85m

Laminate flooring, 2x double glazed units with 1 opener, corrugated roof

Bedroom 1:

3.29m x 2.76m

Carpet flooring, pendant light, fitted wardrobes, double glazed unit with 1 opener, single panel radiator

Bedroom 2:

2.26m x 2.75m

Carpet flooring, pendant light, loft access, fitted wardrobes & cupboards, double glazed unit with 1 opener, single panel radiator

Bathroom:

1.7m x 1.87m

Carpet flooring, lino flooring, single panel radiator, corner shower cubicle, frosted double glazed unit with 1 opener

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Rear Garden:

Flagged garden with brick shed, side gate access

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