

# Property Details

83 Stothert Street, Atherton,  
Manchester, Lancashire, M46 0TF

Guide Price **£255,000**



# Property Photos

83 Stothert Street, Atherton, Manchester, Lancashire, M46 0TF



Creation Date

03/03/2023

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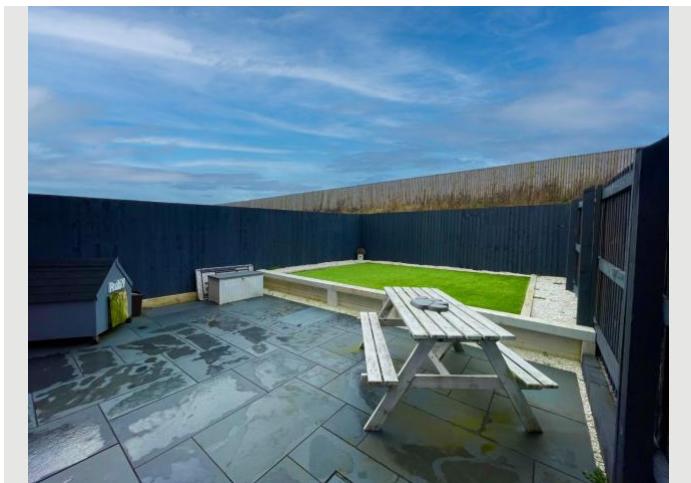


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03/03/2023

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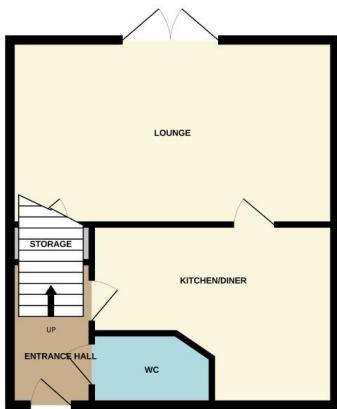
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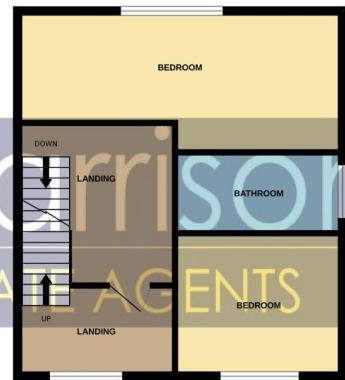
# Property Floor Plans

83 Stothert Street, Atherton, Manchester, Lancashire, M46 0TF

GROUND FLOOR



1ST FLOOR



2ND FLOOR



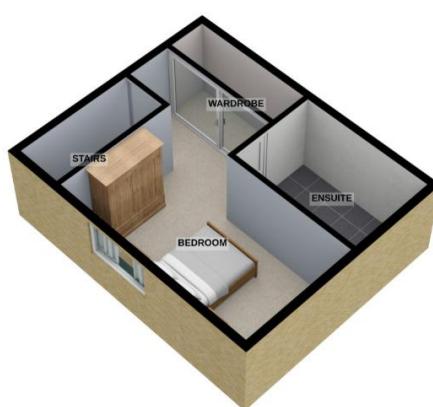
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Property Floor Plans

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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.  
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# Property Info

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Property Type	Property Style
House	Semi-Detached
Bedrooms	Bathroom
3	3
Receptions	Tenure Type
1	Freehold
Floor Area	Agency Type
-	Sole
Parking	Type
Drive	Sales
Price Qualifier	Price
Guide Price	£255,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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# Property Features

83 Stothert Street, Atherton, Manchester, Lancashire, M46 0TF

## Feature 1

Fantastic Modern Semi Detached

## Feature 2

Popular Cottonfields Development

## Feature 3

Modern Kitchen Diner

## Feature 4

Two First Floor Beds

## Feature 5

Fantastic Second Floor Master With En-suite

## Feature 6

Very Well Presented

## Feature 7

Entrance Hall & Downstairs Cloakroom

## Feature 8

Well Proportioned Sitting Room

## Feature 9

Family Bathroom

## Feature 10

Landscaped Garden

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# Property Description

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## **Stothert Street, Atherton, Manchester, Lancashire, M46 0TF**

Welcome to Stothert Street on the Cottonfields development in Atherton. This modern town house is perfect for the modern family. Located over three floors, it offers three bedrooms, three bathrooms, a spacious living area and a modern kitchen/diner. The house has modern fixtures and appliances and boasts a contemporary design. The bedrooms are all large and airy, with plenty of storage space. The lower floor features a family room, a downstairs W.C, Kitchen/Diner and access to the patio, which is great for entertaining. The house also features a driveway and a large backyard. It's the perfect place to call home!

### Front Garden:

Driveway for two vehicles, flagged pathway leading to front and down the side of the property.

### Entrance Hallway: 2.39M x 1.14M

Black composite front door, grey laminate flooring, single panel radiator, ceiling light, alarm box on the wall and a boiler thermostat.

### W.C: 1M x 1.44M

Grey laminate flooring, white W.C. white sink with chrome mixer tap, ceiling light, extractor and a single panel radiator.

### Kitchen/Diner: 4.43M x 3.52M

Fully fitted high gloss kitchen with laminate worktops, integrated fridge freezer, dishwasher and washing machine, single electric oven, four ring ceramic hob, stainless steel extractor, stainless steel sink with drainer and chrome mixer tap, two ceiling lights, double glazed unit with an opener, combi boiler encased in a cupboard and grey laminate flooring.

### Lounge: 3.75M x 4.48M

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Grey carpet, French patio doors leading to rear garden, T.V. connection, feature panelled walls, ceiling light, double panel radiator and some under stair storage.

First Floor Landing: 3.72M x 1.97M

Grey carpet flooring, ceiling light, single panel radiator and a smoke alarm.

Bedroom Two: 3.13M x 4.48M

Carpet flooring, single panel radiator, ceiling light and a double glazed unit with two openers.

Bedroom Three: 3.25M x 2.39M

Grey laminate flooring, single panel radiator, ceiling light and a double glazed unit with an opener.

Bathroom: 1.97M x 2.45M

Three piece white bathroom suite, white W.C. white sink with chrome mixer tap, white bath with chrome mixer tap and shower hose connection, single panel radiator, extractor, frosted double glazed fire escape opener and a grey laminate flooring.

Hallway: 2.36M x 1.97M

Grey carpet flooring, single panel radiator, ceiling light and a double glazed unit with an opener.

Bedroom One: 5.55M x 4.5M

Large double bedroom, carpet flooring, loft hatch, fitted wardrobes in the eaves, double glazed unit with an opener, feature panelled walls, smoke alarm and two single panel radiators.

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En-Suite: 1.78M x 2.34M

Three piece white shower room, single shower tray with glass shower screen, chrome power shower, tiled splash back, white sink with chrome mixer tap, white W.C. extractor, double panel radiator, vinyl flooring, Velux Window and some eaves storage.

Rear Garden:

Slate flagged patio area, raised artificial lawned area with railway sleeper surround, outside lighting, fence panel surround and side access where the bins are stored.

EPC - B

COUNCIL TAX - C

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