



## Rutland Avenue Atherton



- ✓ Stunning Openplan Kitchen/diner/lounge
- ✓ Zoned Underfloor Heating Downstairs
- ✓ Brand New Kitchen With Integrated Appliances
- ✓ Brand New Bathroom
- ✓ Media Wall
- ✓ Separate Utility Room
- ✓ Large Mature Rear Garden With Indian Stone Patio
- ✓ Garden Pergola With Lighting
- ✓ Downstairs W.c.
- ✓ Planning Permission Granted For Extension To Create A Further Two Bedrooms - Application Number: 12814/21

Fixed Price **£345,000**

Bedroom 3 Bathroom 2 Reception 1