

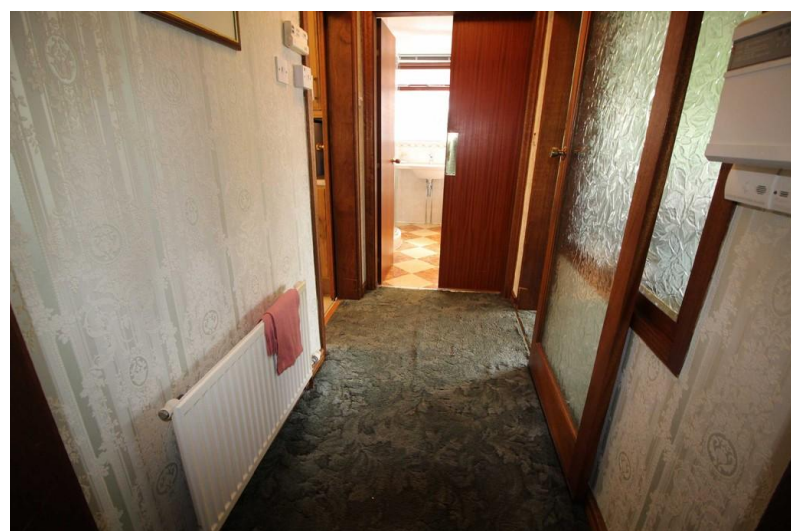


**12 Belmont Avenue**

Atherton, M46 9RR

- Semi-detached Dorma bungalow
- Sought-after area of Atherton
- Within walking distance to Atherton Train Station
- Good access links to M60/M61 + other commuter links

**Guide Price £149,995**







## Property Description

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALLWAY

5'03 X 4'07 UPVC d/g door to front with inset double glazed glass panel + side glass panel, Carpet, Ceiling light, Dado rail, Gas central heating radiator, Stairs to first floor.

##### LOUNGE

17'07 X 12'08 Hardwood d/g bay window with patterned glass detail, Carpet, Gas fire, Coved ceiling & light, Dado rail, Electric sockets, Hardwood d/g sliding doors to inner hallway.

##### INNER HALLWAY

8'06 X 4'00 Carpet, Coved ceiling & light, Gas central heating radiator.

#### DOWNSTAIRS BATHROOM





8'00 X 6'03 Hardwood d/g window to side, Three piece suite comprising of low level w/c, Hand wash basin, Corner shower cubicle which has a removable shower seat, ceiling spotlights, Towel rail, Gas central heating radiator, Extractor fan, Fully tiled walls with inset border.

#### **BEDROOM 1**

14'10 X 9'01 Hardwood single glazed window to conservatory, Carpet, Ceiling light, Electric sockets, Gas central heating radiator.

#### **KITCHEN DINER**

11'04 X 16'08 Hardwood d/g window to rear, A range of modern fitted wall & base units with complementary worktops, 1 1/2 Stainless steel bowl sink with mixer tap & drainer, Integrated electric oven with separate ceramic hob, X2 Ceiling lights, Part tiled walls with inset border, Plumbing for washing machine, Integrated dishwasher, extractor fan, Gas central heating radiator, Electric sockets, Hardwood door to rear.

#### **KITCHEN DINER**

#### **CONSERVATORY**

16'05 X 10'02 UPVC d/g window to rear & side, UPVC d/g door to rear with ramp for wheelchair access, spotlights along top of windows, built in bar area, parquet flooring, gas central heating radiator, electric sockets, switch to operate opening of garage door.

#### **FIRST FLOOR**

#### **LANDING**

Carpet, Ceiling light, Dado rail, Coved ceiling.

#### **BEDROOM 2**

14'10 X 8'02 Hardwood d/g window to front, Carpet, Coved ceiling & light, Gas central heating radiator, Electric sockets.

#### **BEDROOM 3**

14'04 X 11'06 UPVC d/g window to rear, Carpet, Coved ceiling & light, Storage in eaves, Built in storage cupboard, Loft access, Hand wash basin, Gas central heating radiator, Electric sockets.

#### **BEDROOM 4**

7'07 X 11'09 Hardwood d/g window to side, Carpet, Gas central heating radiator, Coved ceiling & light, Electric sockets.

#### **OUTSIDE**







## GARDEN

To rear of the property there is a privately fenced and well maintained lawned and paved garden which is not overlooked, with established plants and trees, water features a detached garage with electricity and a car port providing access for off-road parking for several vehicles. To the front it is mainly laid to lawn also with established plants and shrubs and a paved driveway.

## GARDEN

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## OTHER INFORMATION

### TENURE

T.B.C

### RATES

T.B.C

### VIEWINGS

Strictly by appointment via Stringfellow's Estate Agents on 01942 675216

## VALUATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.