



Oliver James  
ESTATE AGENT

The **Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

SCAN ME

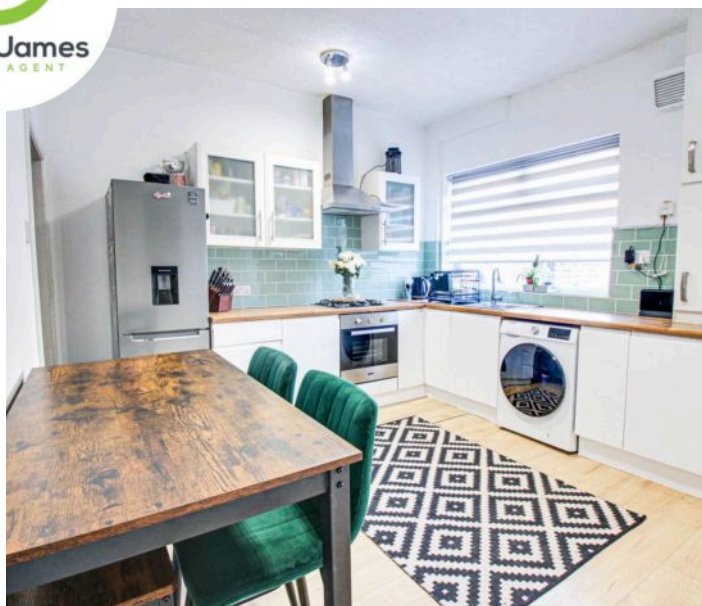
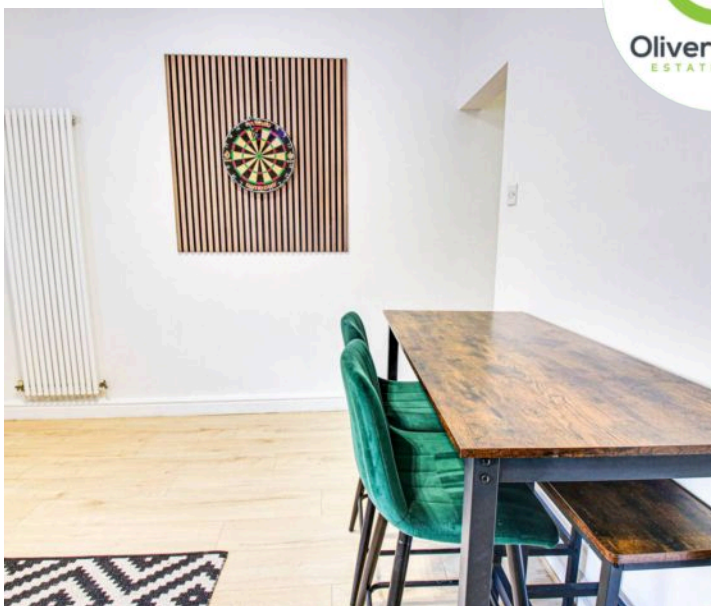


BOOK A VIEWING

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Samuel Street, Atherton  
£150,000





## 5 Samuel Street

Atherton, Manchester

Charming 2 bed mid-terrace with loft room & stylish decor. Spacious lounge, modern kitchen, patio garden. Ideal for first-time buyers seeking comfort & contemporary living.

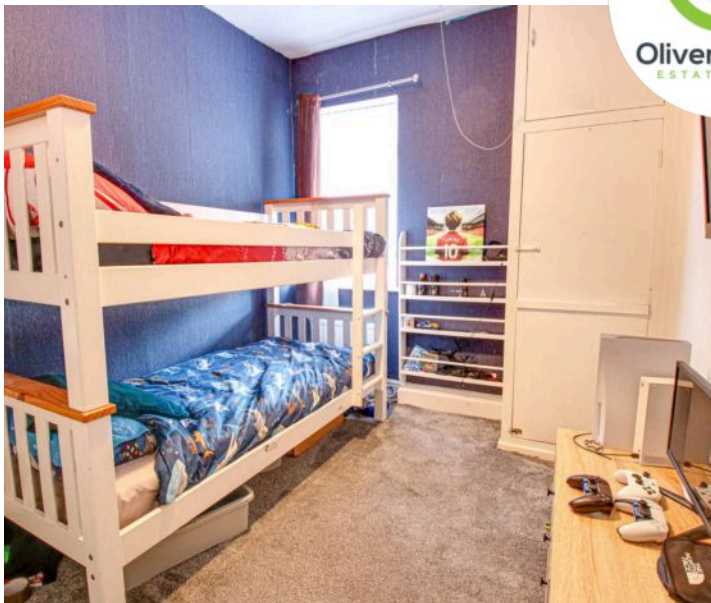
Council Tax band: A

Tenure: Leasehold

- Two Bedroom Mid Terrace
- Loft Room with skylight, carpets and decor
- Spacious Lounge
- Open Plan Kitchen Diner with modern kitchen units
- Lean to storage area or utility space
- Two Double Bedrooms
- Modern Bathroom Suite
- Private Enclosed Patio Garden







### **Vestibule Entrance**

Tiled flooring.

### **Lounge**

14' 9" x 13' 1" (4.50m x 4.00m)

Front facing upvc window, laminate flooring and radiator.

### **Kitchen Diner**

11' 2" x 13' 1" (3.40m x 4.00m)

Rear facing upvc window, fitted range of base and wall units, cupboard housing boiler, laminate flooring, electric oven, four ring gas hob and under-stairs storage.

### **Lean To**

8' 6" x 5' 7" (2.60m x 1.70m)

Tiled flooring

### **Landing**

Pull down metal stairs to loft room

### **Bedroom One**

13' 1" x 14' 9" (4.00m x 4.50m)

Front facing upvc window, part wood panel feature wall and radiator.

### **Bedroom Two**

11' 2" x 8' 6" (3.40m x 2.60m)

Rear facing upvc window, over stair storage and radiator

### **Bathroom**

8' 6" x 4' 3" (2.60m x 1.30m)

Rear facing upvc window, panel bath with over shower, vanity sink unit, WC, tiled walls, and heated towel rail

### **Loft Room**

13' 1" x 14' 9" (4.00m x 4.50m)

Skylight, carpet decor and storage into eaves



GARDEN

Patio





Total Area: 95.1 m<sup>2</sup> ... 1024 ft<sup>2</sup>

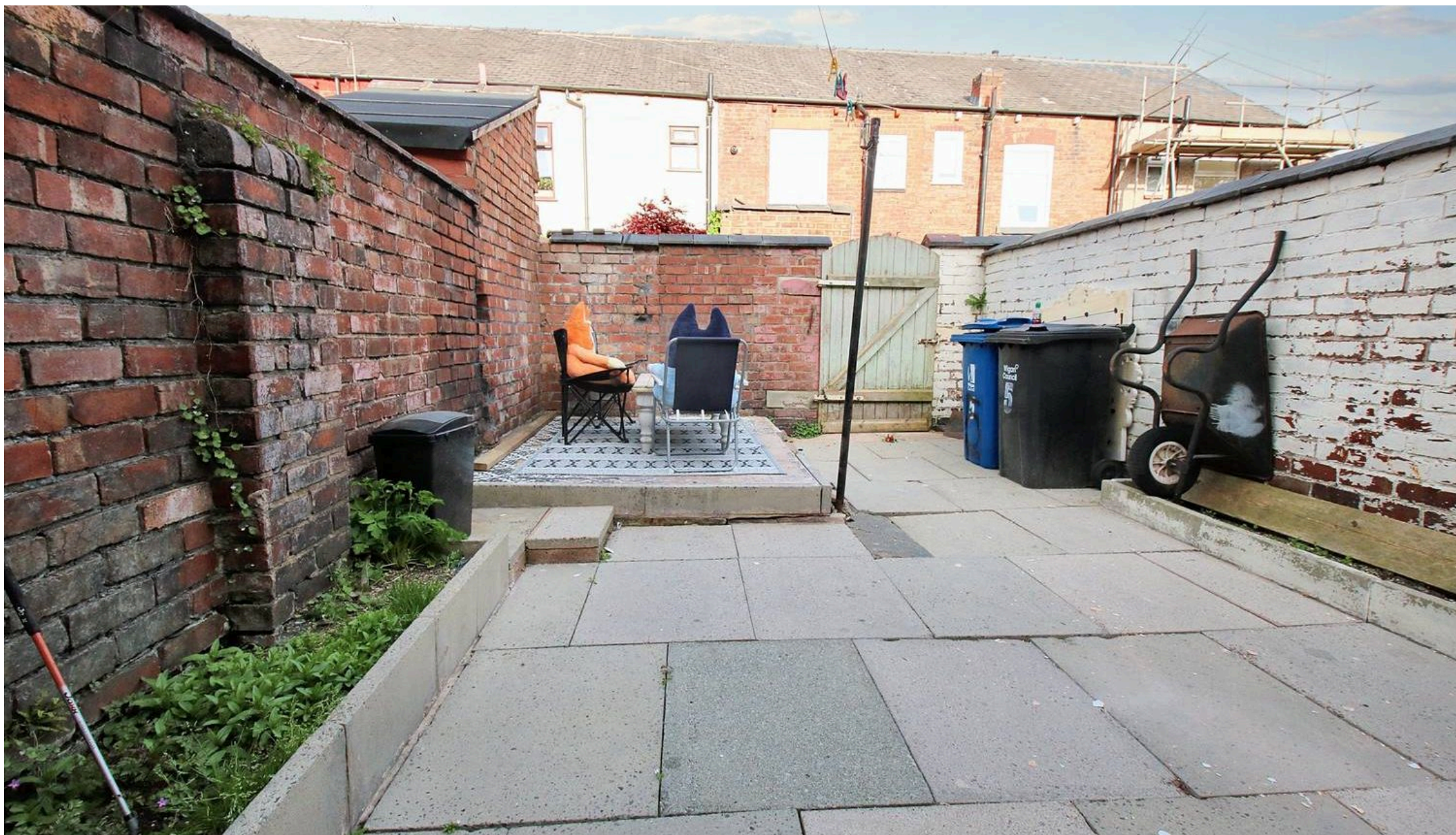
All measurements are approximate and for display purposes only



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