



113 Everest Road , Atherton, M46 9NT

Three bedroom semi detached property, situated in a popular residential location, close to schools, amenities and transport links. Offered with no onward chain. Early viewing advised

Offers Over £160,000

113 Everest Road

, Atherton, M46 9NT



- THREE BEDROOM SEMI DETACHED
- KITCHEN DINER
- GAS CENTRAL HEATING
- DRIVEWAY
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN

Entrance Hall

Lounge

18'2" x 11'9" (5.54m x 3.60m)

Kitchen

18'2" x 11'1" (5.54m x 3.38m)

Stairs & Landing

Main Bedroom

12'5" x 11'9" (3.80m x 3.60m)

Bedroom 2

12'5" x 11'1" (3.81m x 3.38m)

Bedroom 3

6'11" x 8'8" (2.12m x 2.66m)

Bathroom

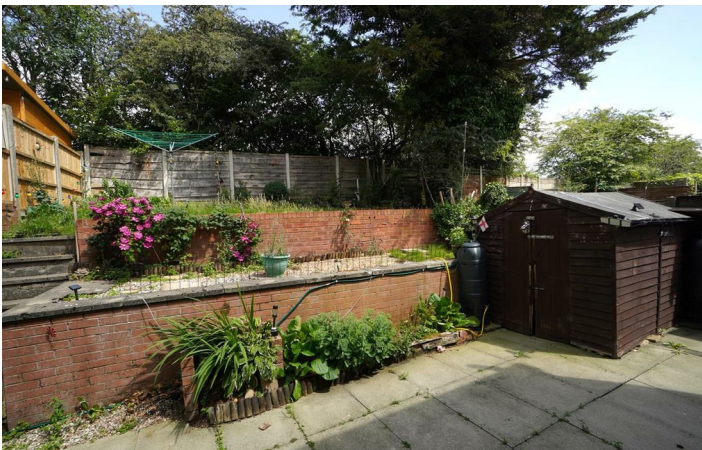
7'8" x 5'1" (2.36m x 1.56m)

Exterior Front

Exterior Rear



[Directions](#)



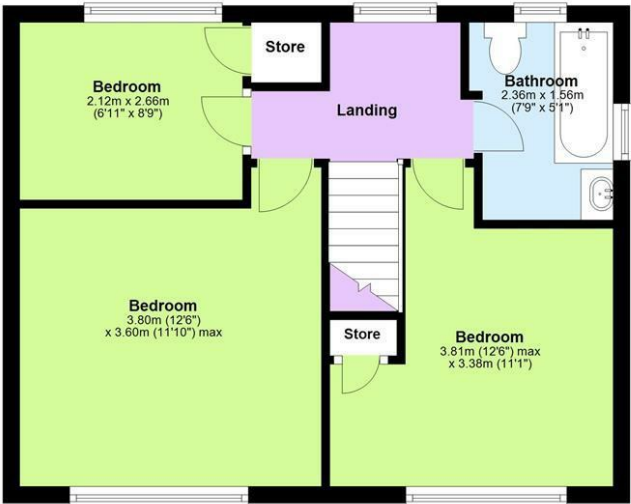


Floor Plan

Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (844.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC