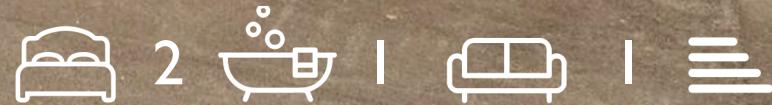




**HUNTERS®**  
HERE TO GET *you* THERE



# Samuel Street, Atherton, Manchester

Asking Price £210,000



Located within an exclusive, modern gated development in Atherton, this brand-new true bungalow are has been finished to an exceptional standard, offering a perfect blend of contemporary design and generous living spaces. The bungalows feature a beautifully designed open-plan sitting room that flows seamlessly into a modern kitchen, complete with high-quality appliances. French doors lead out to private, enclosed rear gardens that provide ample outdoor space and a great level of privacy, ideal for relaxation or entertaining. With two well-proportioned double bedrooms and a stylish, modern shower room, these homes are perfect for comfortable living. Each property also includes off-road parking and a private EV charging point for added convenience.

This exclusive gated development offers a peaceful and secure environment, making it an ideal place to call home.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
[worsley@hunters.com](mailto:worsley@hunters.com) | [www.hunters.com](http://www.hunters.com)

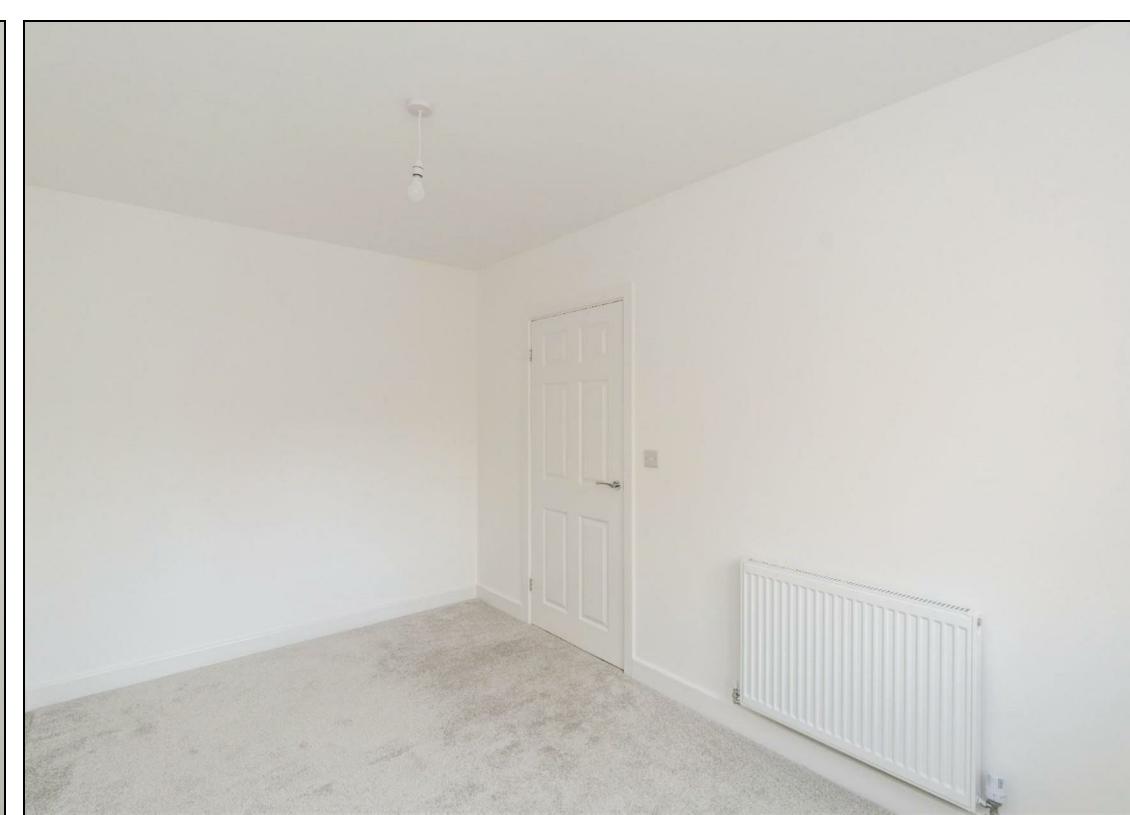
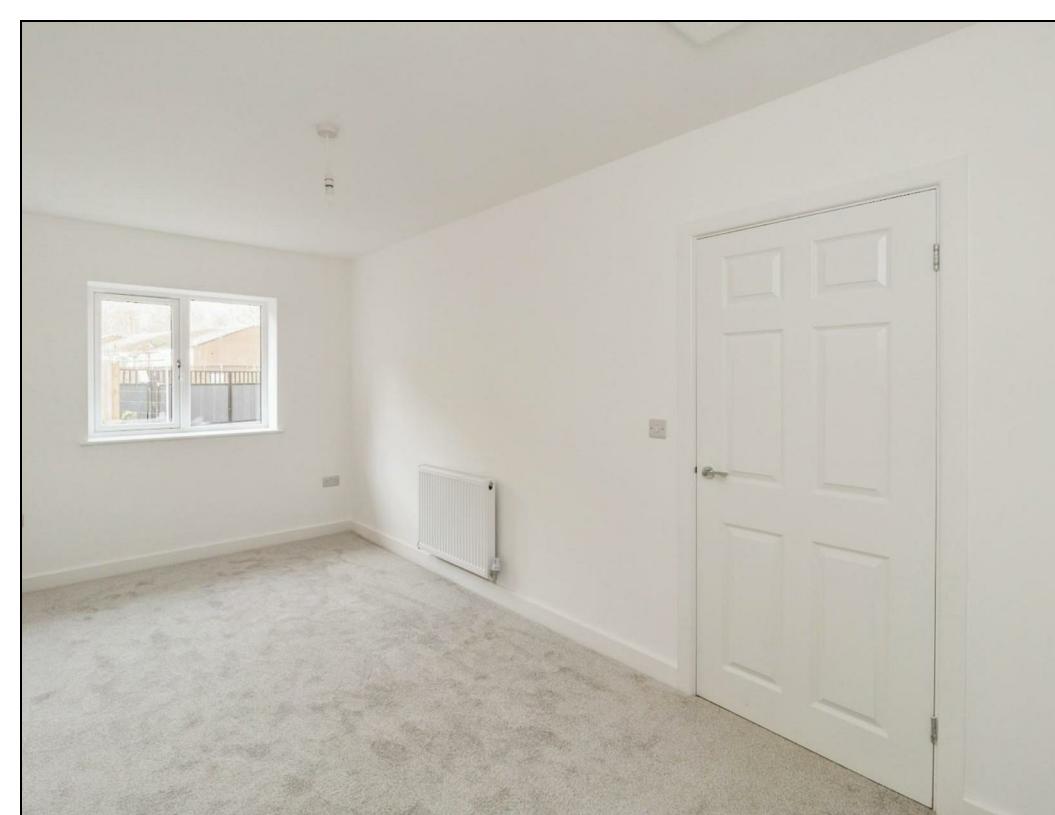


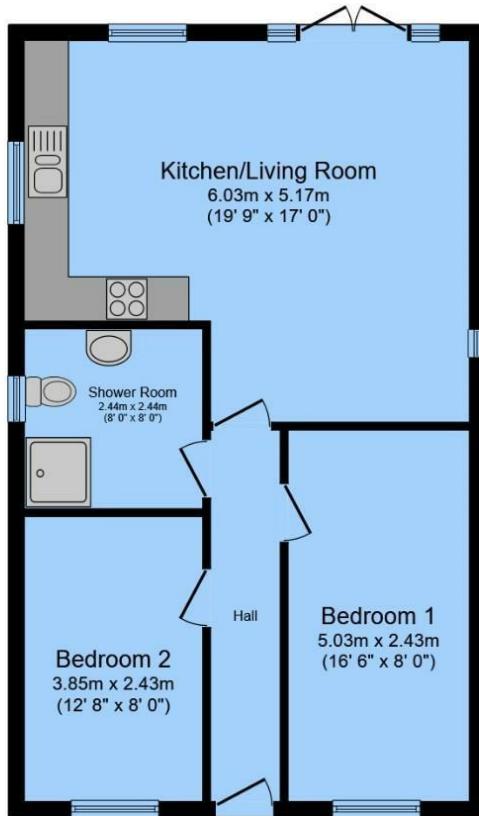
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## KEY FEATURES

- BRAND NEW TRUE SEMI DETACHED BUNGALOW
  - GENEROUS LIVING SPACE
  - HIGH QUALITY APPLIANCES
  - OFF ROAD PARKING
  - ENCLOSURE REAR GARDEN
  - EPC RATING TBA
- EXCLUSIVE GATED DEVELOPMENT







Total floor area 62.1 m<sup>2</sup> (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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