



HUNTERS[®]
HERE TO GET *you* THERE



Samuel Street, Atherton, Manchester

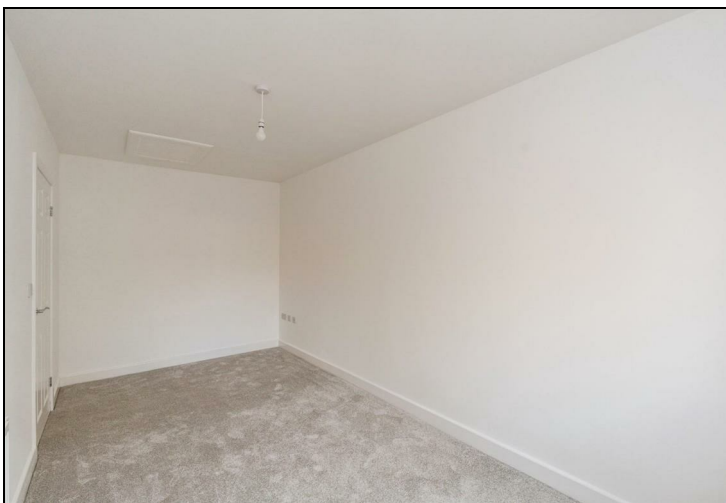
Per Month £1,100 Per Month



Located within an exclusive, modern gated development in Atherton, this brand-new true detached bungalow is now available for rent. Finished to an exceptional standard, offering a perfect blend of contemporary design and generous living spaces. The bungalow features 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 garden 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, this home is perfect for comfortable living. 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. Early viewings are highly recommended to avoid missing out on these exceptional properties.

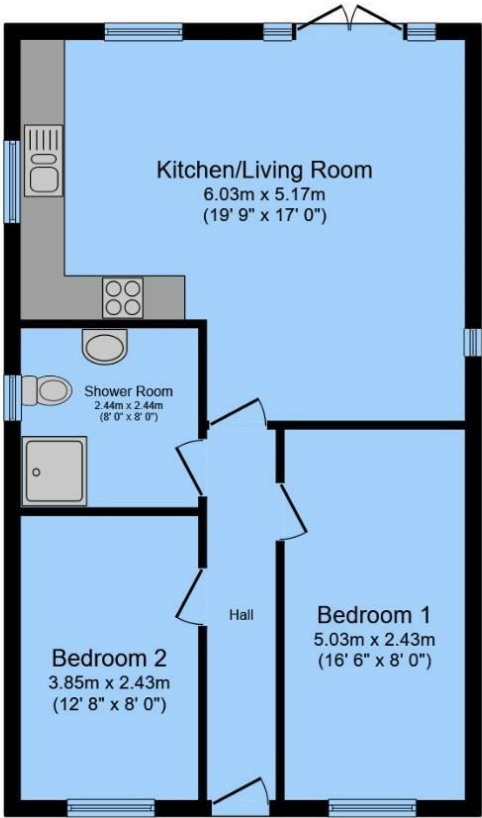
KEY FEATURES

- BRAND NEW DETACHED BUNGALOW
 - HIGH QUALITY APPLIANCES
 - OFF ROAK PARKING
- EXCLUSIVE GATED COMMUNITY
 - REAR GARDEN
- PERFECT COMFORTABLE LIVING



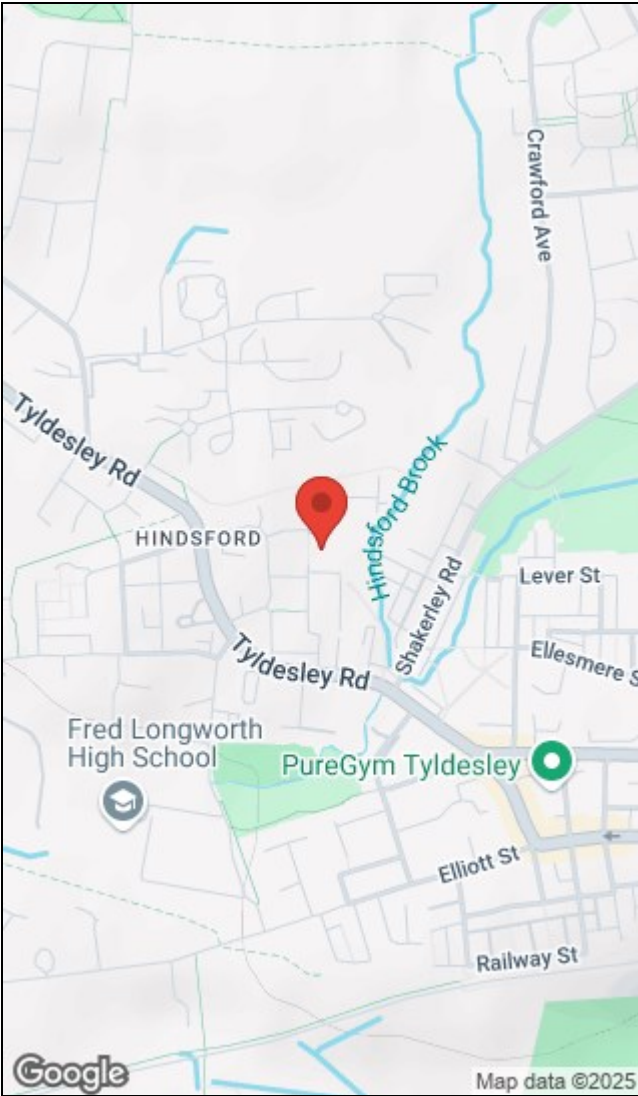






Total floor area 62.1 m² (669 sq.ft.) approx

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



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

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.