

66 Bee Fold Lane, Atherton, Manchester, M46 0TT



**Offers in the Region Of £219,950**

\*\* 66 Bee Fold Lane, Atherton, M46 0TT \*\* Are you looking for a beautiful family home ready to be moved into? - 3 Bedrooms - Family Bathroom, En - Suite & Guest WC - Family Garden With Summer House - Modern Kitchen With Integrated Appliances - Double Driveway - And Much More...

**LANDSCAPED GARDEN WITH SUMMER  
HOUSE**

**BATHROOM, EN-SUITE & GUEST WC**

**DOUBLE DRIVEWAY**

**3 SPACIOUS BEDROOMS  
MODERN KITCHEN WITH INTEGRATED  
APPLIANCES**

**Front garden -**

Double tarmac driveway with laid to lawn garden and path. Composite black front door and matching double glazed window units. Chrome door bell and slate house number plate.

**Entrance Hallway - 6' 3" x 3' 3" (1.9m x 1m)**

Matted area and solid wood flooring in grey, single panel radiator, pendant light.

**Guest WC - 5' 9" x 3' 3" (1.76m x 1m)**

Roca hand basin with splash back tiles and matching WC, frosted double glazed window unit with opener, ceiling light, wood effect lino flooring.

**Lounge - 17' 1" x 12' 10" (5.2m x 3.9m)**

L shaped lounge with open plan staircase providing storage, solid wood flooring in grey, double glazed bay window with two openers. TV connection, electric feature fire place, smoke alarm, large single panel radiator and wall mounted thermostat.

**Kitchen Diner - 10' 9" x 15' 9" (3.28m x 4.8m)**

Fully fitted modern kitchen with laminate work tops and upstand. 4 ring gas burner and stainless steel splash back, Zanussi electric oven with matching extractor. Integral fridge and freezer, integral washing machine, Brand new Ideal Combi boiler, double glazed window unit over looking rear garden, double panel radiator and space for dining table. French doors leading out to rear garden.

**First Floor Landing & Stairs - 3' 7" x 6' 4" (1.08m x 1.92m)**

Carpet flooring, loft hatch, pendant light, smoke alarm and storage.

**Master bedroom - 11' 6" x 12' 2" (3.5m x 3.7m)**

King bedroom with en suite. Single panel radiator, double glazed window unit to the front aspect with opener, pendant light, TV wall connection, built in storage.

**En-suite - 5' 9" x 5' 0" (1.74m x 1.53m)**

Ceiling LED spotlights, extractor, frosted double glazed window unit with opener, Roca WC and hand basin with chrome mixer tap, single panel radiator and wood effect lino flooring, shower with folding glass shower screen and chrome bar power shower.

**Bedroom 2 - 8' 4" x 9' 0" (2.55m x 2.74m)**

Double bedroom, carpet flooring, single panel radiator, double glazed window unit to the rear aspect with opener and pendant light.

**Bedroom 3 - 9' 2" x 6' 7" (2.8m x 2m)**

Double bedroom, carpet flooring, single panel radiator, double glazed window unit to the rear aspect with opener and pendant light.

**Family Bathroom - 6' 3" x 6' 3" (1.9m x 1.9m)**

Three piece white Roca bathroom suite comprising of; WC, hand basin and bath. Frosted double glazed window unit to the side aspect with opener, LED spotlights, wood effect lino flooring and single panel radiator.

**Rear Garden -**

Landscaped rear garden with large grey patio area providing great space for hot tub. External hot and cold water tap, up and down lighting, power sockets, Sky dish and festoon lights. Raised decking area with summer house. Fence panel surround creating a private space with access to the side aspect and garden gate.

**Summer House -**

Split summer house currently used as home office and further storage. Electric points.

**Additional Information -**

Water meter - Yes (kitchen)

Council Tax - £130.00 PCM

Gas & Electric currently £32.00 PCM

Loft space - not boarded

Tenure - Freehold