

**BANKS**

## Chartered Surveyors

Agricultural | Residential | Commercial

**317 Newbrook Road, Atherton,  
Manchester, M46 9HN**

**For Sale by Private Treaty  
Guide Price: £240,000**



**317 Newbrook Road is a delightful 3-bedroom semi-detached house extending to 88 sqm of living accommodation combining modern comfort with classic charm. This family home offers a warm and inviting atmosphere, with well-proportioned rooms that are perfect for comfortable living.**

### Location

Located in the heart of Atherton, Manchester, 317 Newbrook Road benefits from a prime location that combines the tranquility of suburban living with easy access to essential amenities and transportation links. Atherton offers a strong sense of community and is known for its excellent schools, making it a popular choice for families.

For those who need to commute, the property provides quick access to the M61 motorway, connecting you to Manchester city centre and other major cities in the region. Atherton train station is also within reach, facilitating convenient travel by rail.

### Description

317 Newbrook Road presents a wonderful opportunity to own a well-maintained family home in a desirable location. With its modern amenities, spacious living areas, and proximity to schools and amenities, this property is a fantastic choice for families and first-time buyers seeking a comfortable and convenient lifestyle. Contact us today to arrange a viewing and explore the full potential of this excellent residence.

### Services

The subject property has the benefit of mains water, gas and electric.

### Method of Sale

The land is offered for sale by private treaty.

### Guide Price

The guide price for the property is £240,000.

### Tenure

The property is offered as a long leasehold interest which commenced on 28th October 1940 for a period of 990 years.

### Viewings

Viewings are strictly by appointment only and can be arranged by contacting the agent.

### Health and Safety

Prospective purchasers are reminded that they view the property at their own risk, and that neither the vendor or Banks Chartered Surveyors offer any warranty in respect of the safety of the property. Prospective purchasers should take all reasonable precautions when viewing the property.

### Energy Performance Certificate

The property has been given a D energy rating.

### Council Tax

The property is in Council Tax Band D.

### Enquiries

All enquiries should be directed to Luke Banks at Banks Chartered Surveyors.

Mobile: 07857 877925

Email: [luke@banks-surveyors.co.uk](mailto:luke@banks-surveyors.co.uk)

Web: [www.banks-surveyors.co.uk](http://www.banks-surveyors.co.uk)

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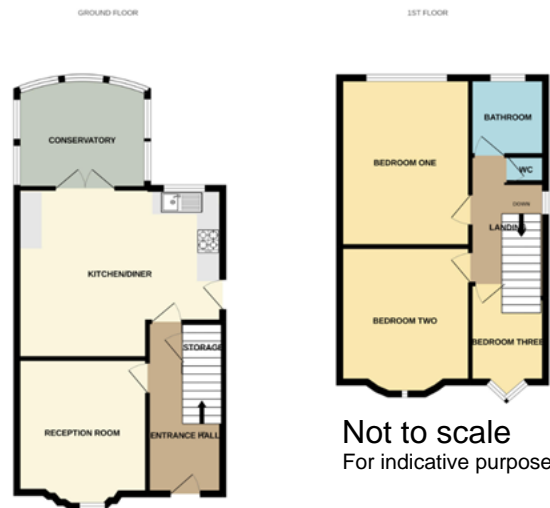


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Not to scale  
For indicative purposes only



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**RICS**

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