



## Hamilton Square, Atherton, M46

£1,295 PCM

Welcome to Simple Life's Hamilton Square homes. Atherton is well serviced for road networks with easy access to the A580, the M61 to Manchester and Liverpool and Bolton, the M62 and M6.

The Dee is a beautiful four bedroom modern home, built over two levels.

Downstairs there is a large living room, WC and hallway leading to the rear of the property where you will find a stunning kitchen/dining area equipped with integrated kitchen appliances and contemporary units. The kitchen/dining area also benefits from French windows which take you into your own private rear garden.

Upstairs you will find a family sized bathroom including a stylish white bathroom suite and four bedrooms – two doubles and two singles. The master bedroom benefits from built-in wardrobes and an en-suite bathroom fitted with its own shower and cubicle.

There are two local rail stations offering lines to Manchester, Bolton, Wigan, Liverpool, Southport, Leeds and Huddersfield.

Hamilton Square offers good access to educational, recreational and retail amenities, with the local centre situated 0.5 miles from the site. In addition, Parsonage Retail Park is located 2.8 miles from the development which offers many familiar high street brands such as M&S, Next and Sainsbury's.

Deposit: £1,490  
Council Tax: C  
Unfurnished  
Available 7th April 2025





## Key Features

- Private driveway
- Fitted wardrobes to master bedroom
- Fridge freezer
- Oven and hob
- Dark ash style worktops
- Security alarm system
- Dishwasher
- Washing/drying machine
- Light wash wood effect flooring
- Modern, white kitchen units

## Location

