



## Devonshire Road Atherton, Manchester, M46 9GA

Nestled in the sought-after area of Atherton, this charming semi-detached house on Devonshire Road presents an excellent opportunity for families and investors alike. Spanning a comfortable 603 square feet, this property, built between 1950 and 1959, offers a blend of classic character and modern potential.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation and family gatherings. The well-appointed kitchen provides a functional space for culinary endeavours, while the three bedrooms offer ample accommodation for family members or guests. The bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the delightful rear garden, which provides a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

As a freehold property, this semi-detached home not only offers stability and security but also the freedom to make it your own. Its location in the M46 area of Manchester ensures easy access to local amenities, schools,

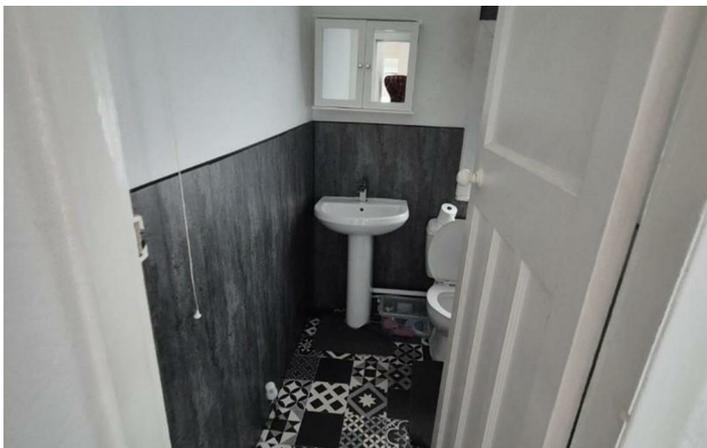
**Asking Price £200,000**

# Devonshire Road

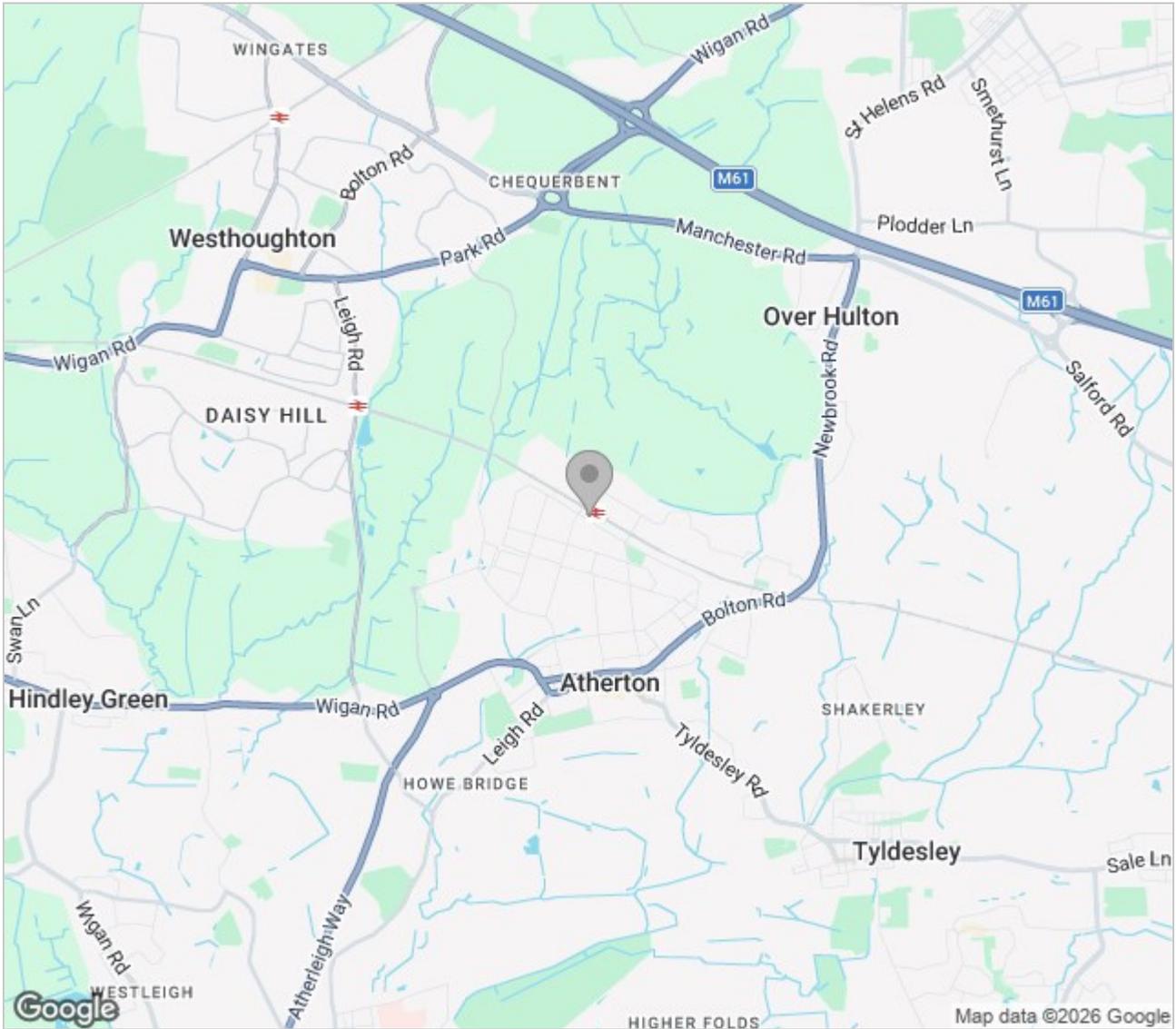
Atherton, Manchester, M46 9GA



Directions



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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