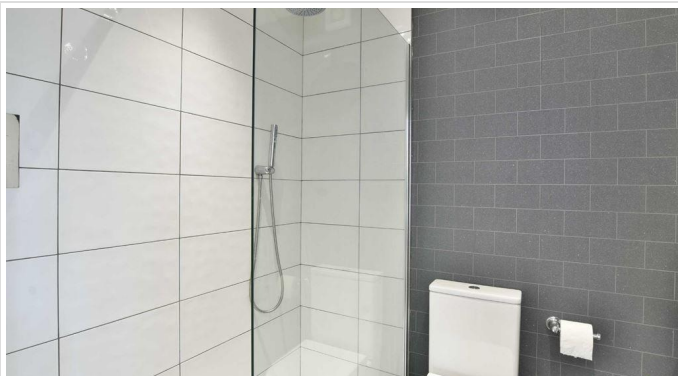


3 Bed Semi-Detached Bungalow In Ling Drive Atherton, Manchester, M46 9BH

£1,150 Monthly





SHORT DESCRIPTION

Property Ref: 7182 Rare 3-Bedroom Semi-Detached Dormer Bungalow with Garage, Study & Conservatory Available 6th August 2025 Pets allowed - will need more details Offers in Excess of £1150 PCM Deposit £1326 Unfurnished | Long-Term Let | EPC Rating D | Council Tax Band D A rare opportunity to rent this deceptively spacious three-bedroom semi-detached dormer-style bungalow, ideally located in a quiet cul-de-sac setting. Offering flexible living space across two floors, this well-presented property is ideal for families, professionals, or those looking for ground floor bedroom options. Key Features • Three bedrooms plus a separate study • Ground floor bedroom with en suite shower room • Spacious sitting room with stairs to first floor • Brick and double-glazed conservatory with access to garden • Modern fitted kitchen (installed 2017) • Downstairs family bathroom • Two first-floor double bedrooms with storage • Detached single garage & driveway for 3 vehicles • Front and rear gardens - low maintenance • Gas central heating, solar power, and full double glazing • Approx. 893 sq. ft. of internal accommodation Ground Floor Accommodation: The property is entered via a side entrance door into a welcoming hallway giving access to all principal rooms. The spacious sitting room features a staircase to the first floor and leads through to a bright conservatory that opens onto the enclosed rear garden. The modern kitchen includes high-gloss cream units, built-in oven and hob, and space for appliances. The downstairs also benefits from a generously sized double bedroom, a stylish en suite shower room, and an additional separate family bathroom. A separate study or home office offers flexible use and completes the versatile ground floor layout. First Floor Upstairs are two well-proportioned double bedrooms, both with rear-facing windows and built-in storage. The landing also gives access to a large loft storage area. Outside To the front, the garden is laid to lawn with mature shrub borders. A private driveway offers off-road parking for up to three vehicles and leads to a detached single garage. The rear garden is fully enclosed and has been landscaped for low maintenance, featuring a paved patio and gated side access. Property Type Semi-detached bungalow Full selling price £1350.00 Pricing Options Offers in excess of Tenure 12 months Council tax band D EPC rating D Measurement Bedrooms, Bathrooms and Living room Outside Space Front Garden, Rear Garden Parking Garage, Driveway Heating Type Solar Powered, Double Glazing Property SQFT 893.40 Let Type Long term Asking Deposit £1326 Term 12 months contract Bills Excluded Let Available Date 06-08-2025 Furnishing Type Unfurnished..

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

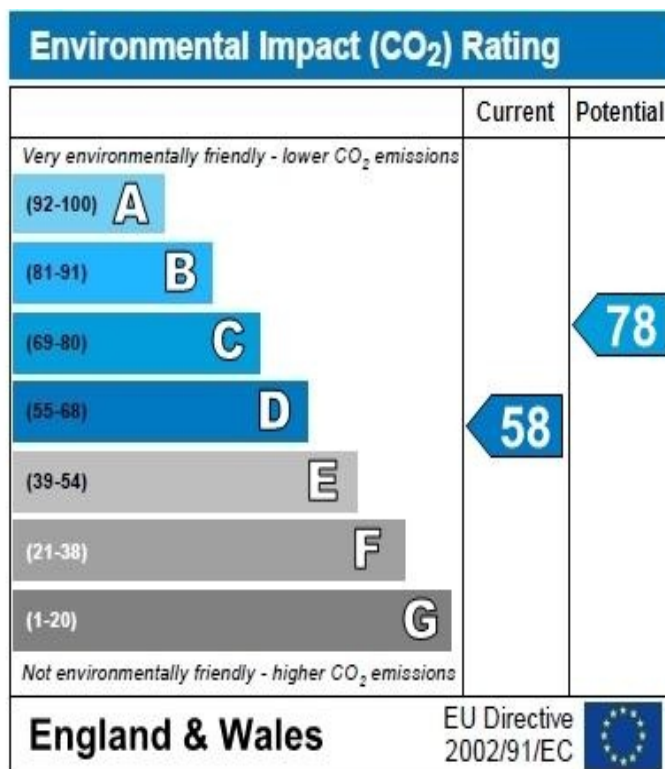
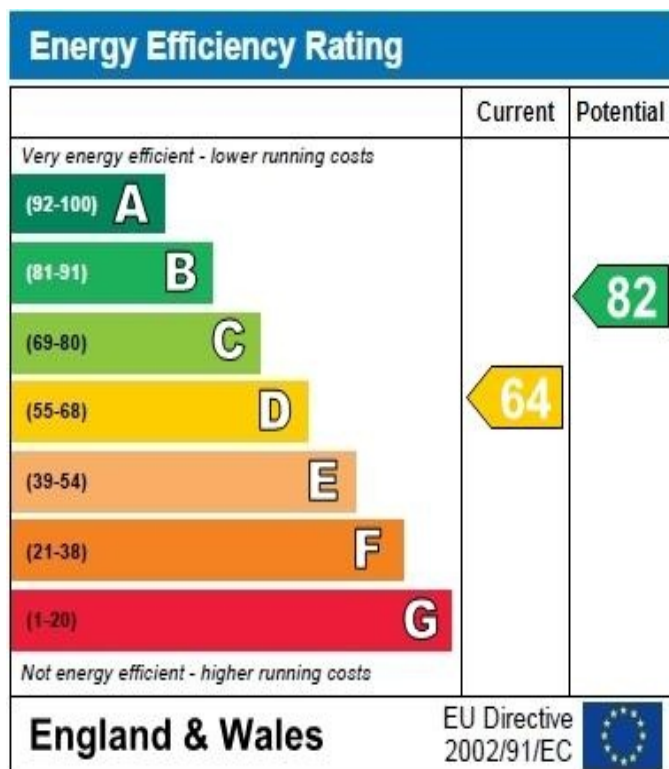
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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