BALMER & CO.

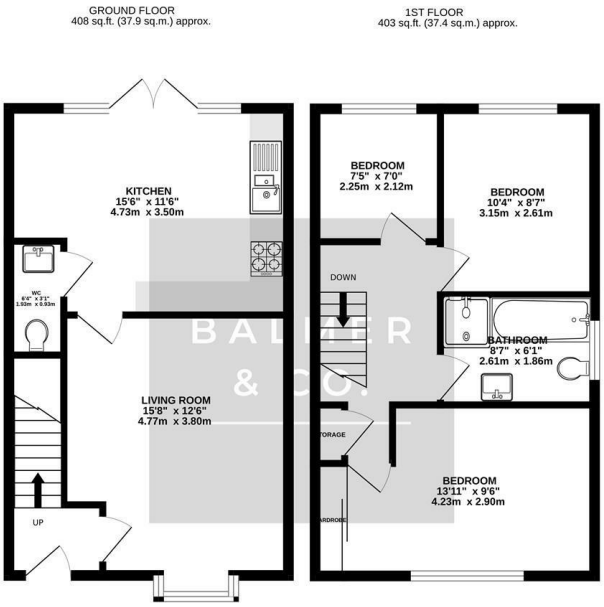
SALES & LETTINGS

# Spinningfield Close, Atherton, M46 0TX

£250,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi detached home, located on the ever popular Hamilton Square development in Atherton. Immaculately presented throughout and conveniently placed within walking distance to a wide range of amenities including shops, schools, bars & restaurants as well as transport links, this property would suite a range of buyers. Comprising in brief; entrance hallway with w.c, living room with box window, spacious kitchen/dining room with integrated appliances and French doors leading to the rear garden. To the first floor are two well proportioned double bedrooms, the master benefitting from fitted wardrobes, a single bedroom and four piece family bathroom suite. Externally, the property is tucked away in a remote position with a garden frontage and two car driveway to the side whilst to the rear there is a good sized, West facing rear garden with an artificial lawn. Early viewings highly recommended, all enquiries welcome.

## Floor Plan




TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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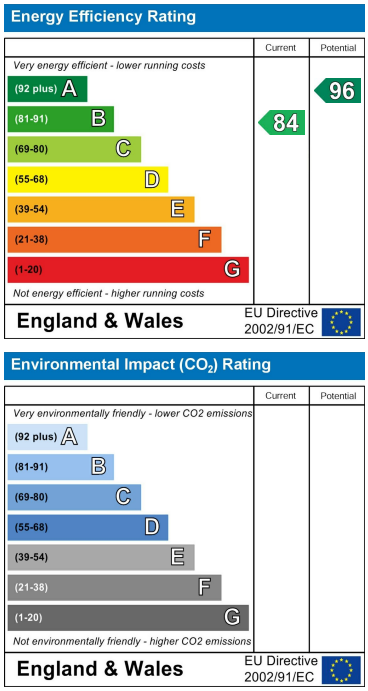
## Area Map

## Energy Efficiency Graph

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