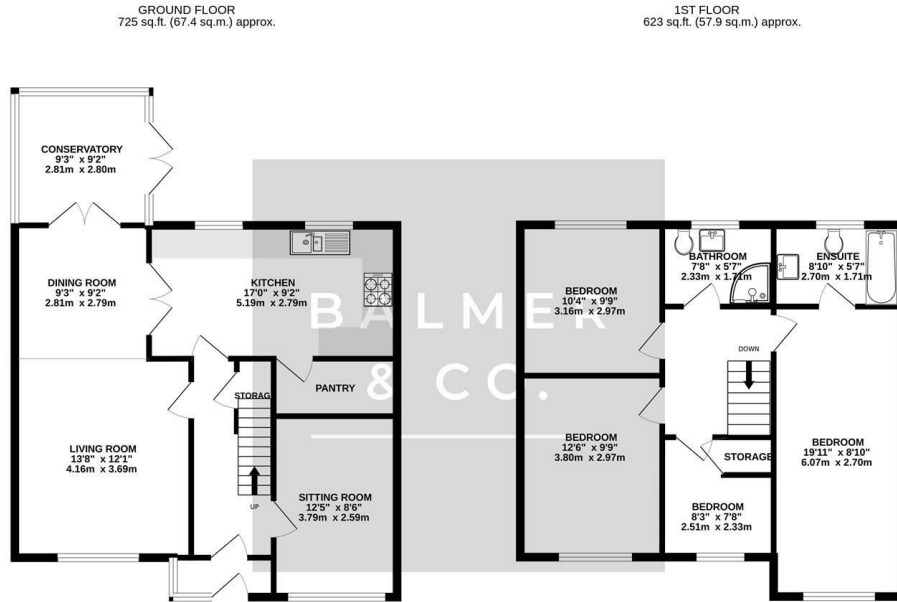


Elsdon Drive, Atherton, M46 9GX
Offers Over £325,000



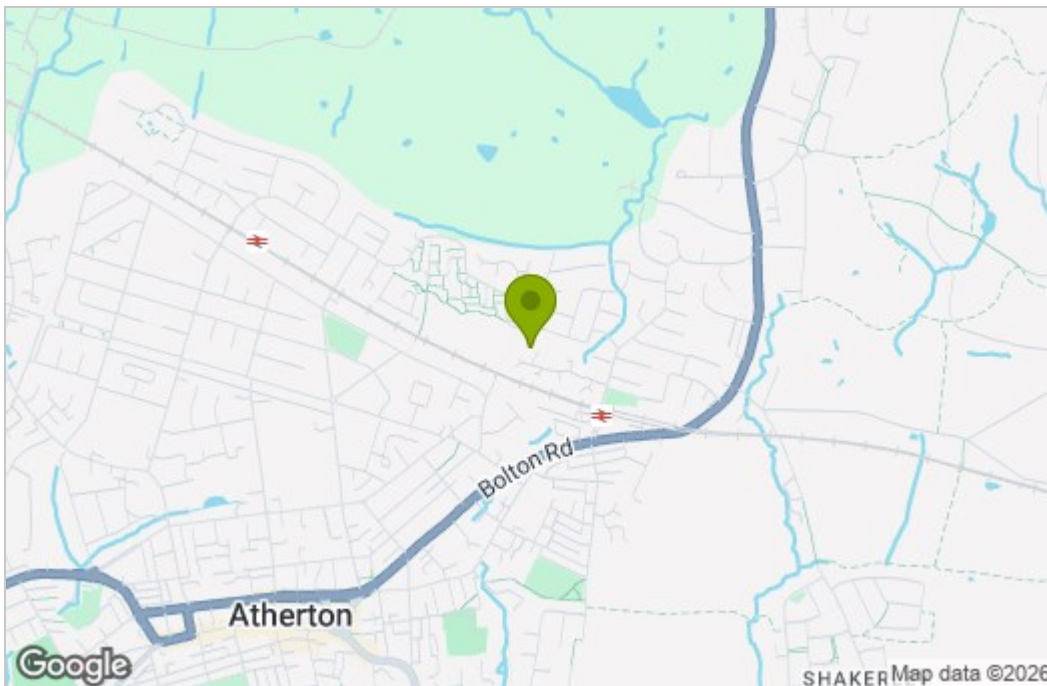
BALMER & CO in ATHERTON are delighted to offer FOR SALE this extended four bedroom detached family home, tucked away in a cul-de-sac position on Elsdon Drive in Atherton. Well presented throughout and conveniently placed for access to of a range of amenities including shops, schools and Atherton train station, it would make a perfect family home. The ground floor comprising in brief; entrance hallway, through living/dining room, second sitting room, large fitted kitchen with pantry and a conservatory. To the first floor is a large fitted master bedroom with an en-suite shower room, two further double bedrooms, a single bedroom and a three piece family bathroom suite. A partially boarded loft completes the internal accommodation. Externally, the property has a lawned garden to the front with ample driveway parking. To the rear is a low maintenance enclosed garden complete with a garden bar. Early viewings highly recommended, all enquiries welcome.

Floor Plan

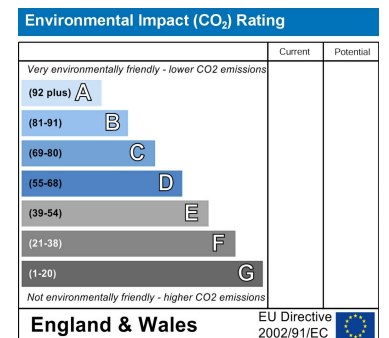
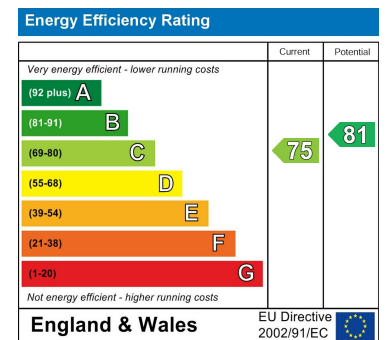


TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.