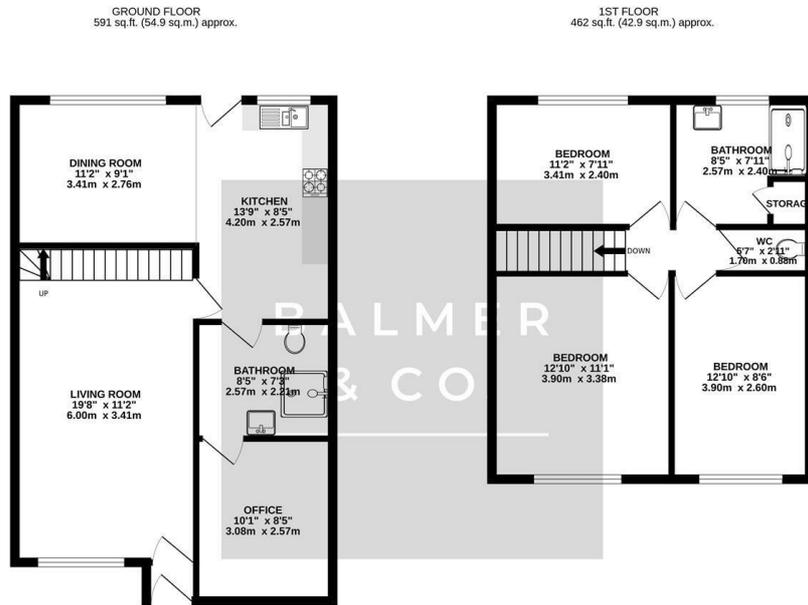


Marton Drive, Atherton, M46 9WA  
£260,000



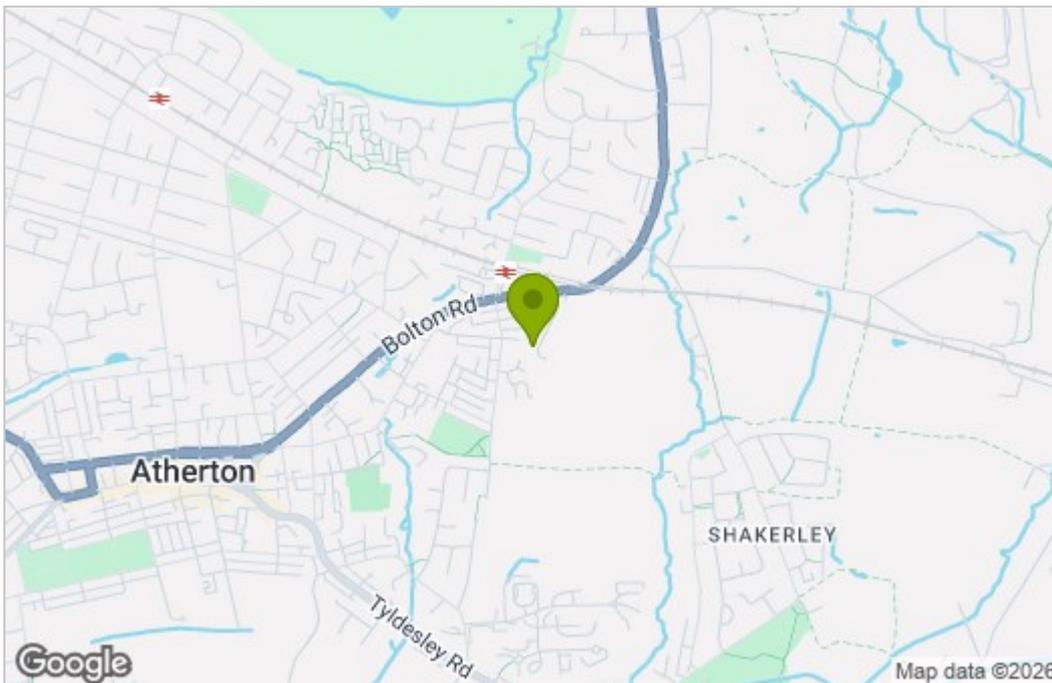
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi-detached property on Marton Drive, a popular and well regarded residential location in Atherton. Situated in a lovely cul-de-sac position, offered with no onward chain and ideally located close to Atherton train station, this property oozes potential and simply must be viewed. Comprising in brief; entrance porch, large living room, modern fitted kitchen with dining area and a garage conversion creating a wet room and an office/bedroom. To the first floor is a master bedroom with fitted wardrobes, a second double bedroom, a single bedroom and a two piece shower room with separate w.c. Externally, there is a off road parking for two vehicles to the front of the property whilst to the rear there is an enclosed, private lawned garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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

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

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

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.