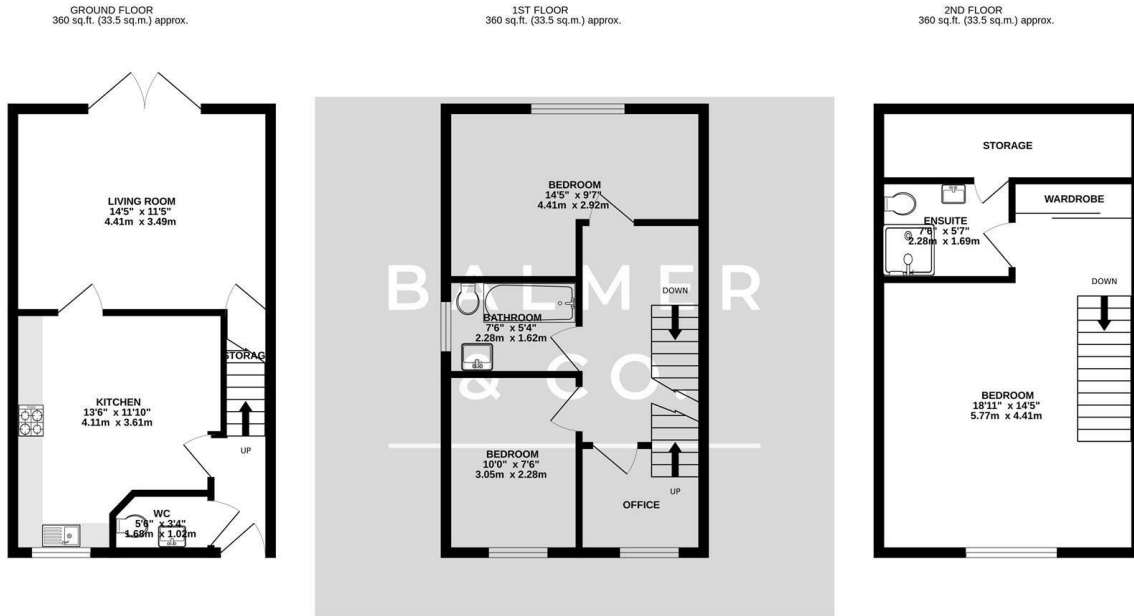


Stothert Street, Atherton, M46 0TF  
Offers Over £260,000



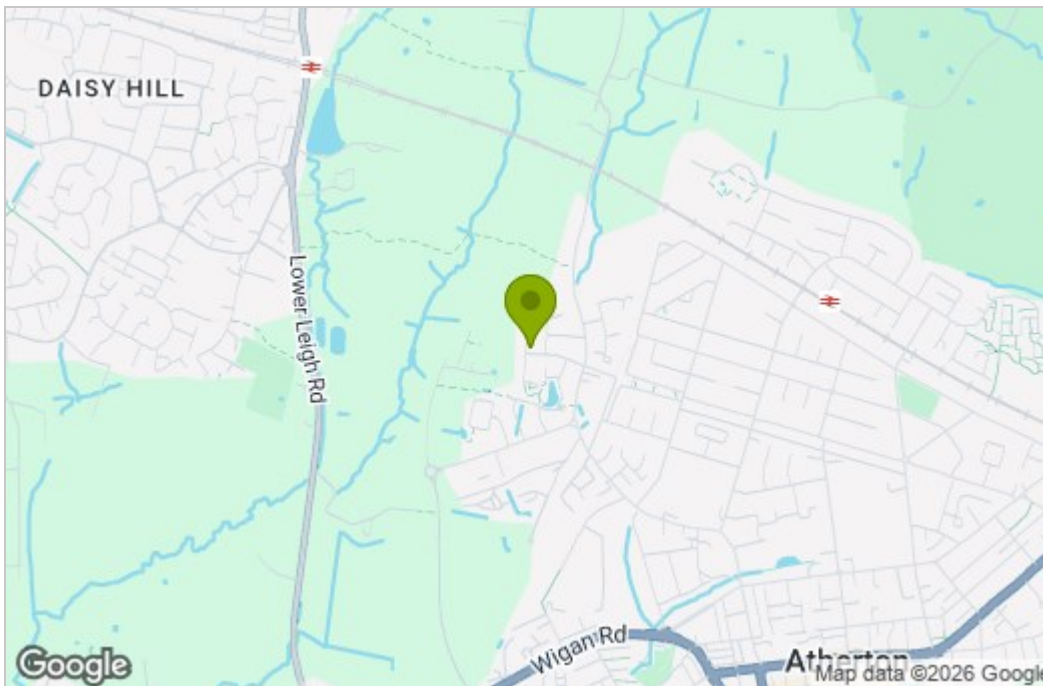
BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern three bedroom end townhouse, located on Stothert Street on the highly popular Cottonfields development in Atherton. Well presented throughout and set over three floors it offers generous accommodation and is conveniently placed for access to both Atherton and Westhoughton town centres. The ground floor comprising in brief; entrance hallway with w.c, modern fitted kitchen and a living room to the rear with patio doors leading out to the rear garden. To the first floor are two double bedrooms bedrooms and a three piece bathroom suite. To the second floor is a large master bedroom with fitted sliding wardrobes and an en-suite shower room. Externally, there is a lawned garden to the front with a driveway with electric vehicle charger to the side. To the rear is an enclosed, South facing garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

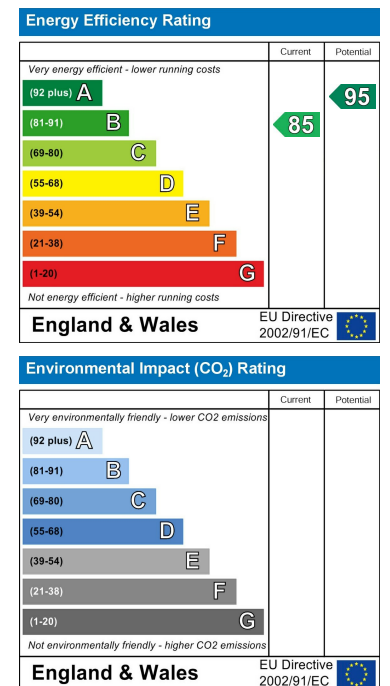


TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.