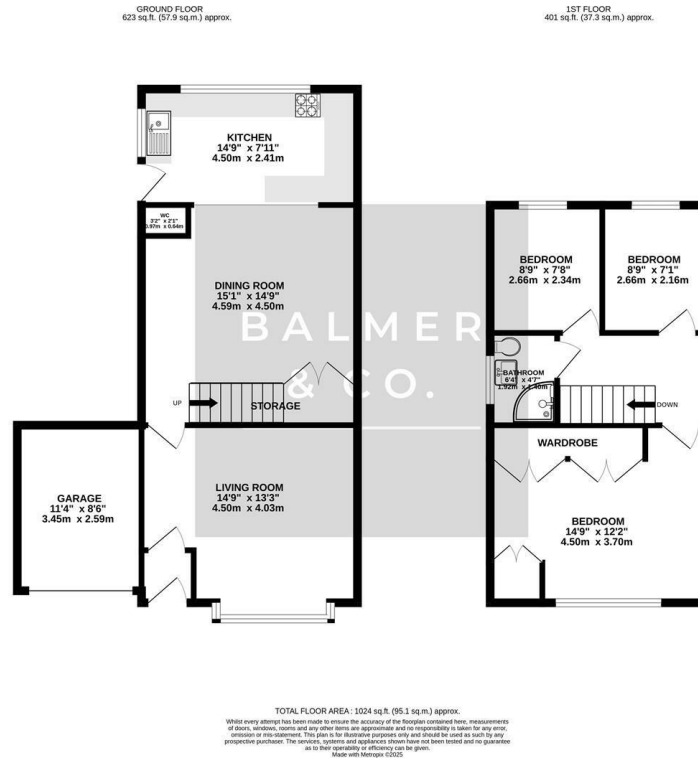


Wardour Street, Atherton, M46 0BA
£210,000

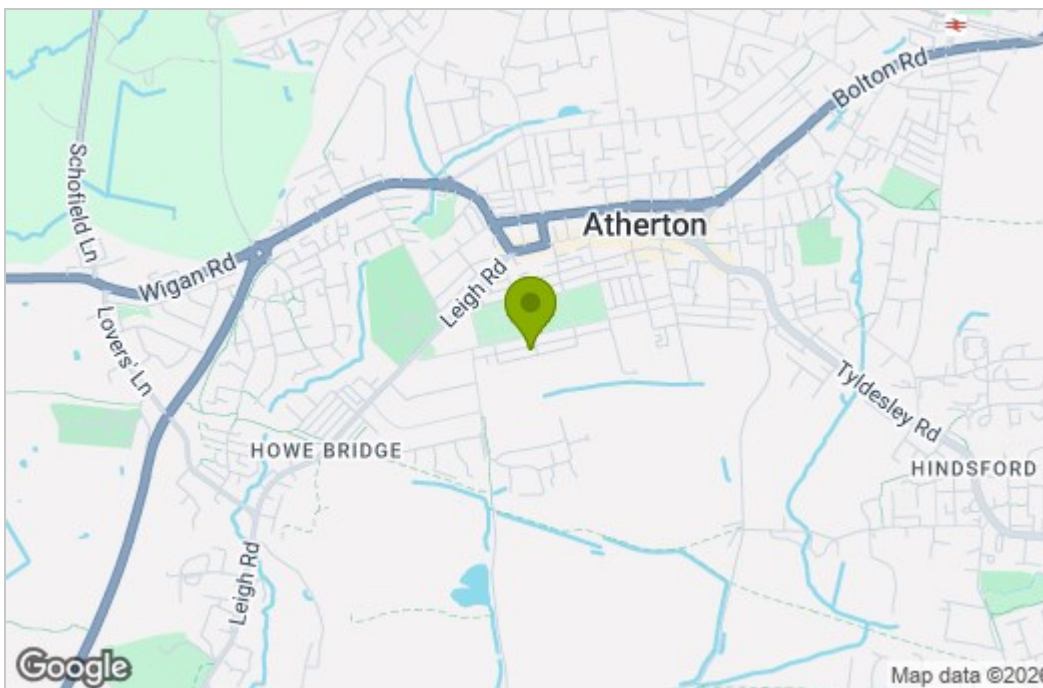


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property located on Wardour Street, one of Atherton's most sought after areas overlooking playing fields. Although it does require some refurbishment it is a good size with an extension to the ground floor and is conveniently placed for easy access to the town centre offering a range of amenities including shops, schools, bars & restaurants as well as transport links. The ground floor comprising in brief; entrance vestibule, living room with gas fireplace, second reception room with gas fireplace and wc, opening out into an extended fitted kitchen. To the first floor are three bedrooms and a three piece shower room. Externally, there is off road parking to the front of the property with a garage and a low maintenance garden to the rear. Early viewings highly recommended, all enquiries welcome.

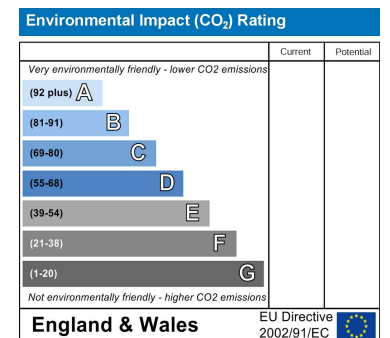
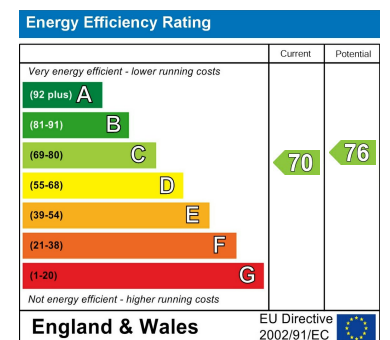
Floor Plan



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.