BALMER & CO.

SALES & LETTINGS

Phaeton Close, Atherton, M46 0SF

Offers Over £90,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom, second floor apartment located on the ever popular Phaeton Close development in the Howe Bridge area of Atherton. Offered with no onward chain and comprising in brief; secure entry with intercom system, stairwells to the second floor, hallway, open plan living/dining room/kitchen with Juliet balcony, two double bedrooms and a three piece bathroom suite completing the accommodation on offer. Externally there are well maintained communal gardens surrounding the property with an allocated parking space to the front. Early viewings highly recommended, all enquiries welcome.

Note the property is currently occupied by a sitting tenant, paying £750pcm, so can be offered as an investment opportunity, representing 8.68% Net yeild.

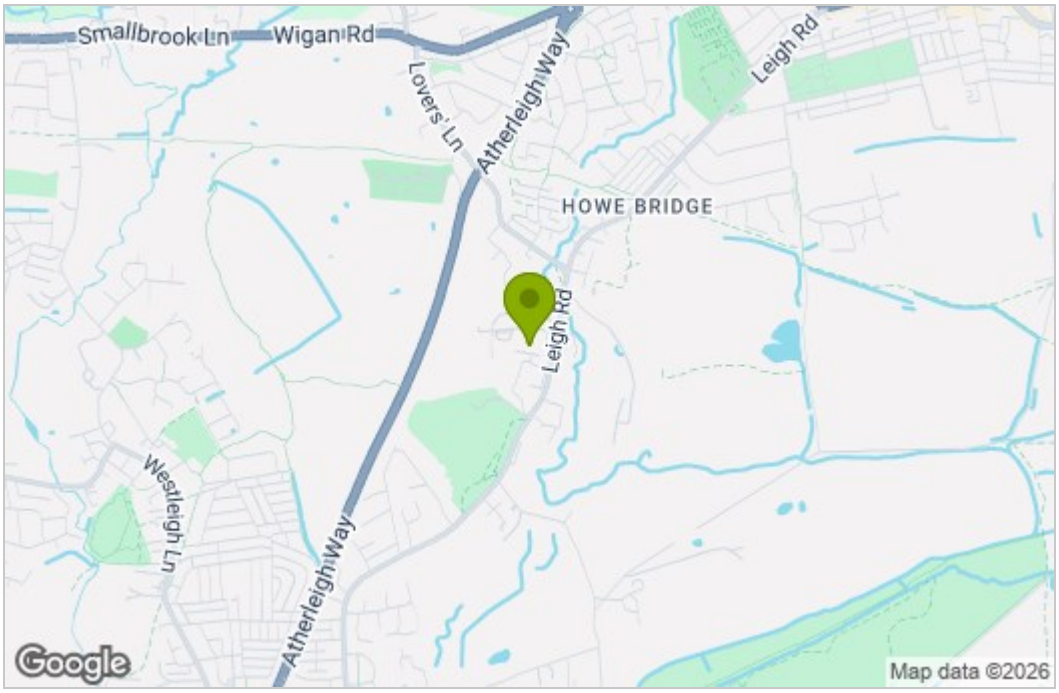
Floor Plan

Ground Floor
599 sq.ft. (55.6 sq.m.) approx

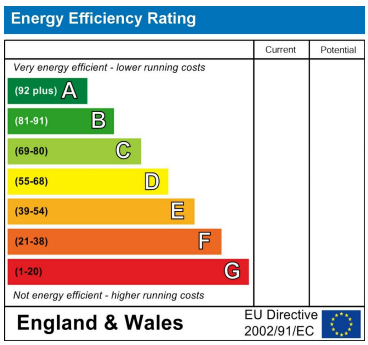
Total Floor Area : 599 sq.ft. (55.6 sq.m.) approx

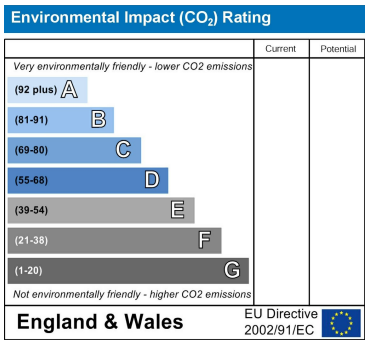
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement .This plan is for illustrative purposes only and should be used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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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