

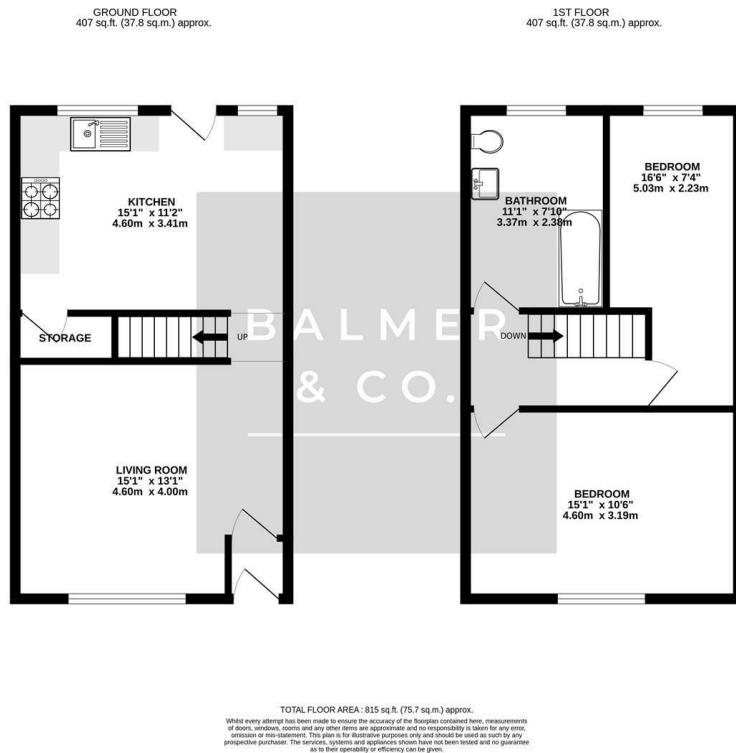
Rowland Street South, Atherton, M46 9EZ

£150,000

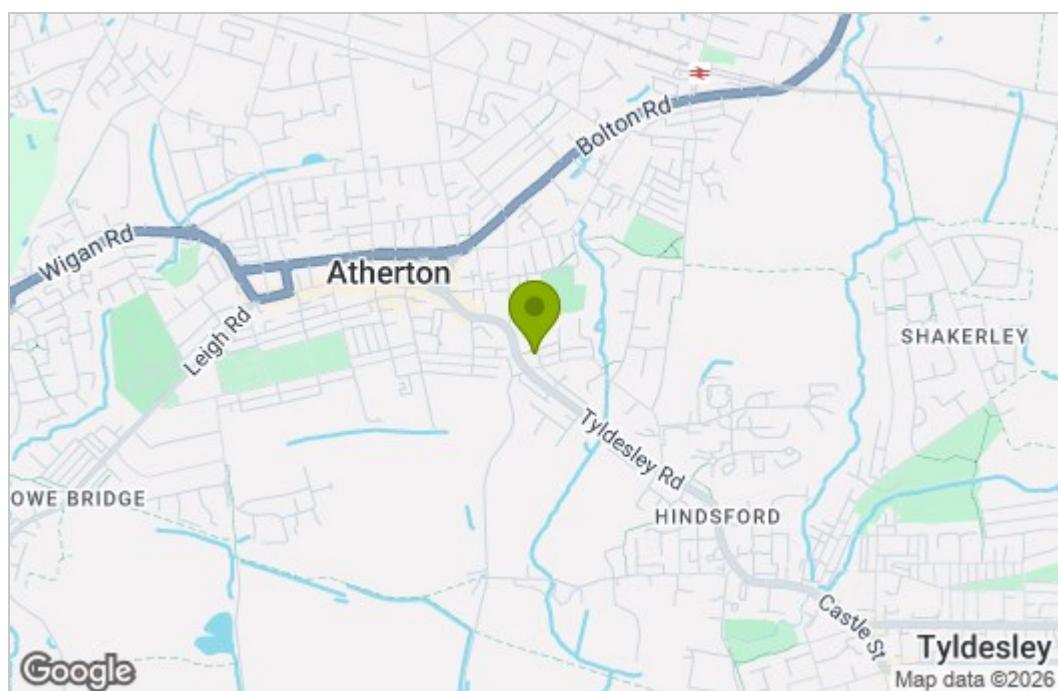


BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom mid terrace property, located on Rowland Street South, a quiet cobbled street in Atherton. Well presented throughout and conveniently placed only a short walk from the town centre, offering access to a wide range of amenities including shops, schools and transport links, it would suit a wide range of buyers. The ground floor comprising in brief; entrance vestibule, living room and a fitted kitchen/diner. To the first floor is a large master bedroom, a second double bedroom and a three piece bathroom suite. Externally, the property is pavement fronted with on street parking. An enclosed, low maintenance yard is located to the rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.