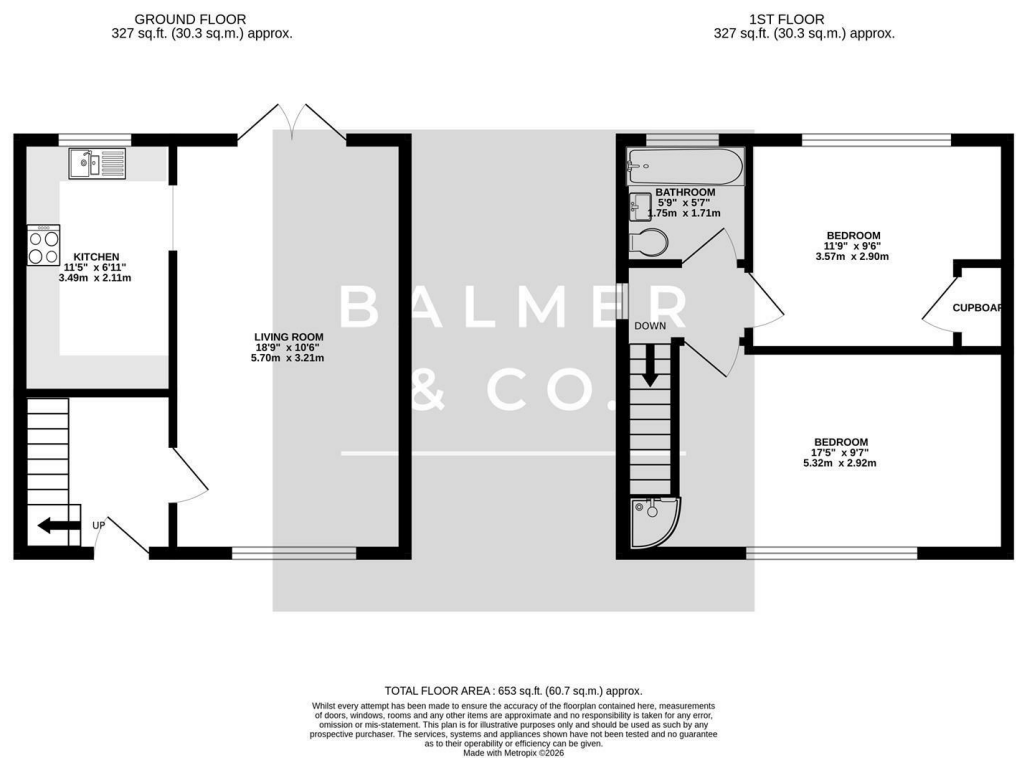# Windermere Avenue, Atherton, M46 9NG
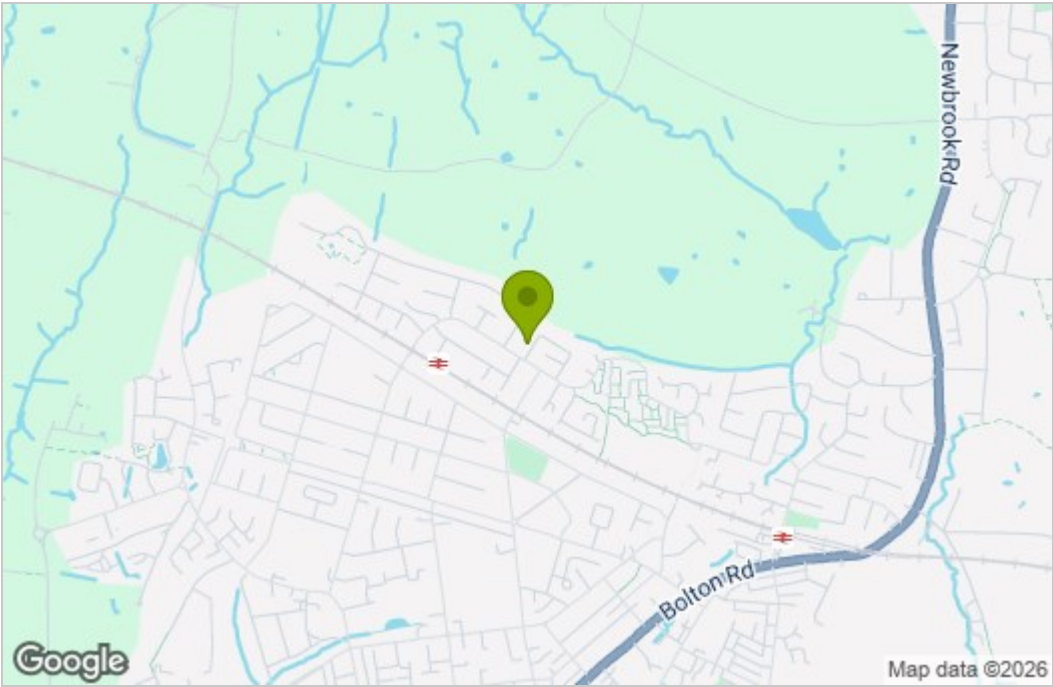
Offers Over £160,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom end of terrace property located on Windermere Avenue, a popular residential location in Atherton. Well presented throughout offering generous accommodation with no onward chain, it would be perfect for first time buyers or those looking to downsize. The ground floor comprising in brief; entrance hallway, dual aspect living room with patio doors to the rear garden and a modern fitted kitchen with integrated appliances. To the first floor are two double bedrooms, the master benefitting from fitted wardrobes and a shower, with a three piece bathroom suite completing the internal accommodation. Externally, there is a garden to the front of the propety as well as off road parking. To the rear is a good sized, enclosed garden complete with an outbuilding, currently used as a bar, as well as a hot tub. Early viewings highly recommended, all enquiries welcome.
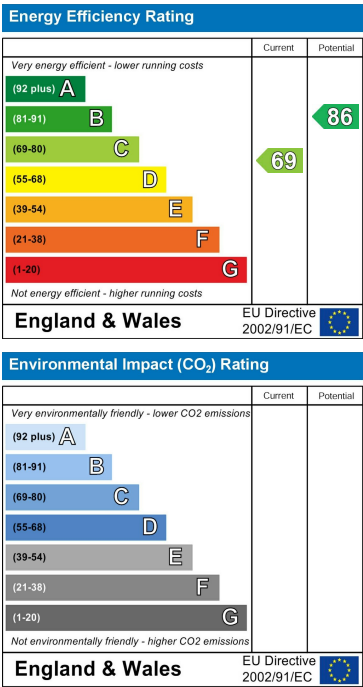
Floor Plan

GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.

KITCHEN
11'5" x 6'11"
3.49m x 2.11m

LIVING ROOM
18'9" x 10'6"
5.70m x 3.21m

UP

BALMER & CO.

BATHROOM
5'9" x 5'7"
1.75m x 1.71m

BEDROOM
11'9" x 9'6"
3.57m x 2.90m

CUPBOAR

DOWN

BEDROOM
17'5" x 9'7"
5.32m x 2.92m

TOTAL FLOOR AREA : 653 sq.ft. (60.7 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

Map data ©2026

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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