BALMER & CO.

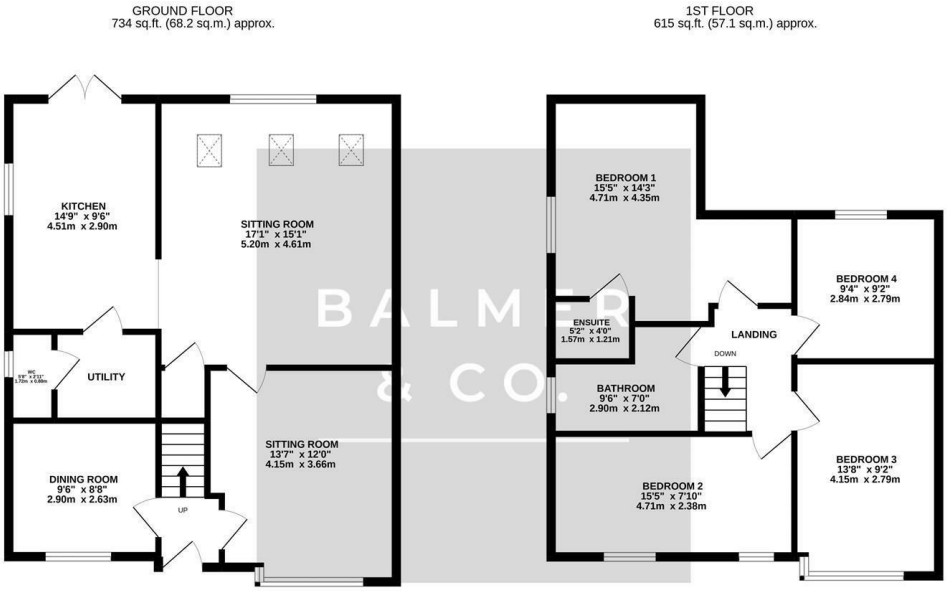
SALES & LETTINGS

Crosby Grove, Atherton, M46 9GN

£325,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning four bedroom, semi detached home located on Crosby Grove, a quiet cul-de-sac off the ever popular Douglas Road in Atherton. Immaculately presented throughout and conveniently placed within walking distance of Atherton train station, it would make a perfect family home. The ground floor comprising in brief; entrance hallway, bay fronted living room with feature log burner, large sitting room, dining room, modern fitted kitchen with integrated appliances and a separate utility room plus w.c. To the first floor are four double bedrooms, the master with en-suite shower room and a three piece family bathroom suite. Externally, the property has a driveway to the front providing ample off road parking whilst to the rear there is an enclosed, low maintenance garden with paved patio and artificial turf areas. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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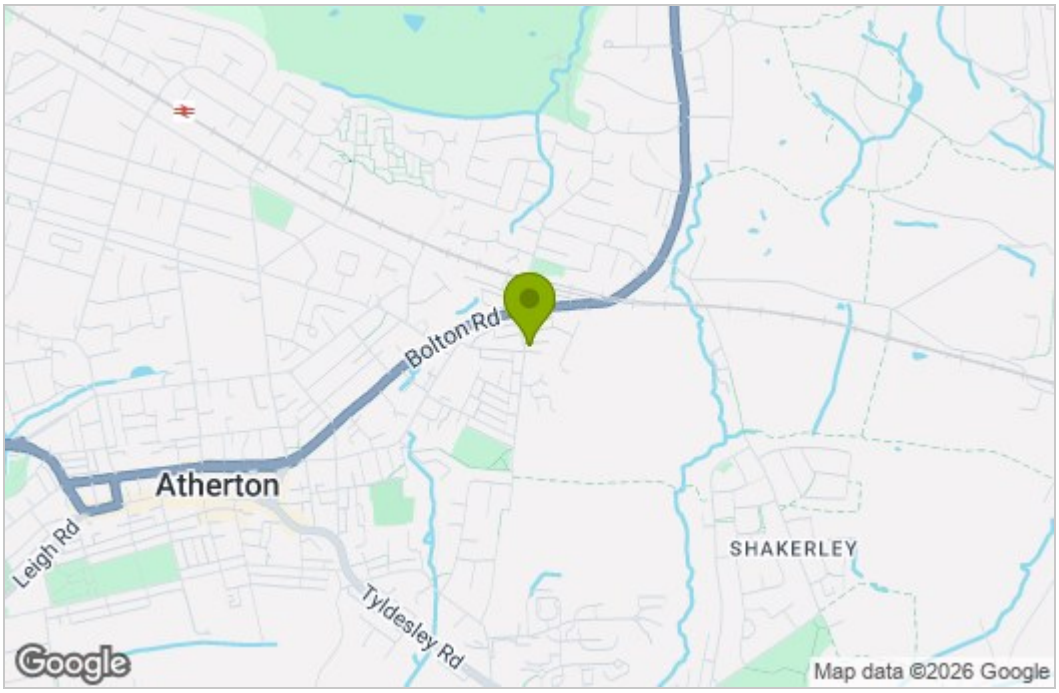
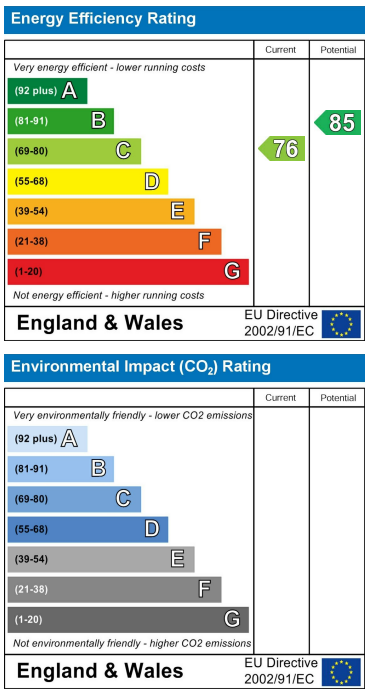
Area Map



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

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