BALMER & CO.

SALES & LETTINGS

Meadowbank Avenue, Atherton, M46 9LB

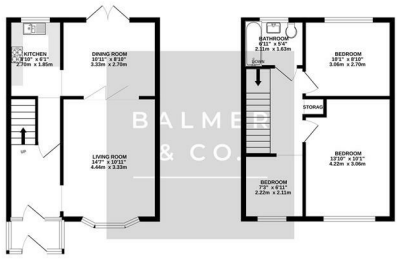
Offers In The Region Of £210,000





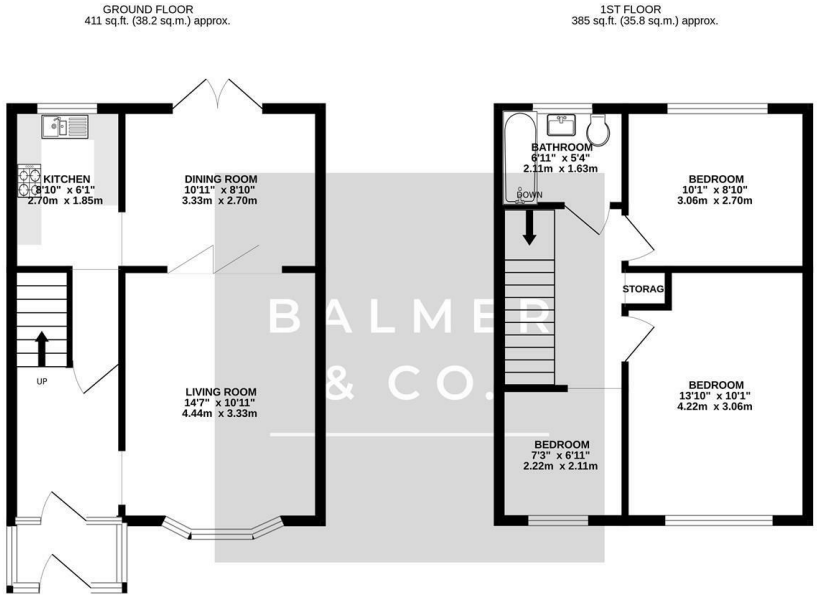






BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property tucked away on Meadowbank Avenue, a popular residential location conveniently placed for access to Atherton train station. The ground floor comprising in brief; entrance porch, hallway, living room, dining room and a modern fitted kitchen. To the first floor are two double bedrooms, a single bedroom and a three piece bathroom suite. Externally, a small garden and off road parking is located to the front of the property whilst to the rear is an enclosed South facing garden with detached garage. Early viewings highly recommended, all enquiries welcome.

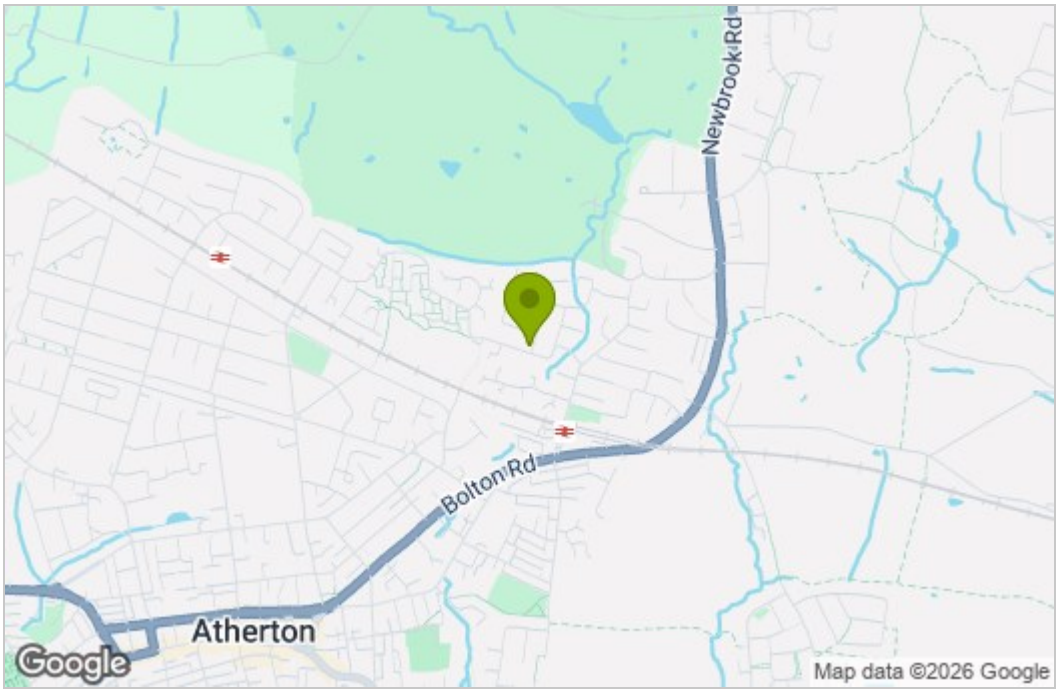
Floor Plan



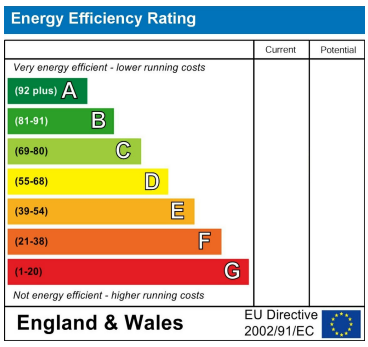
TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

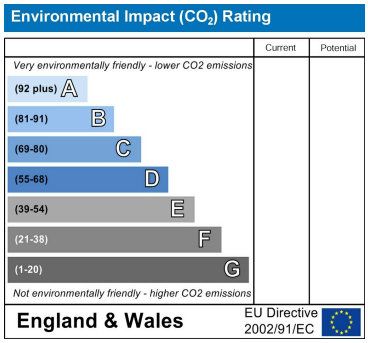
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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