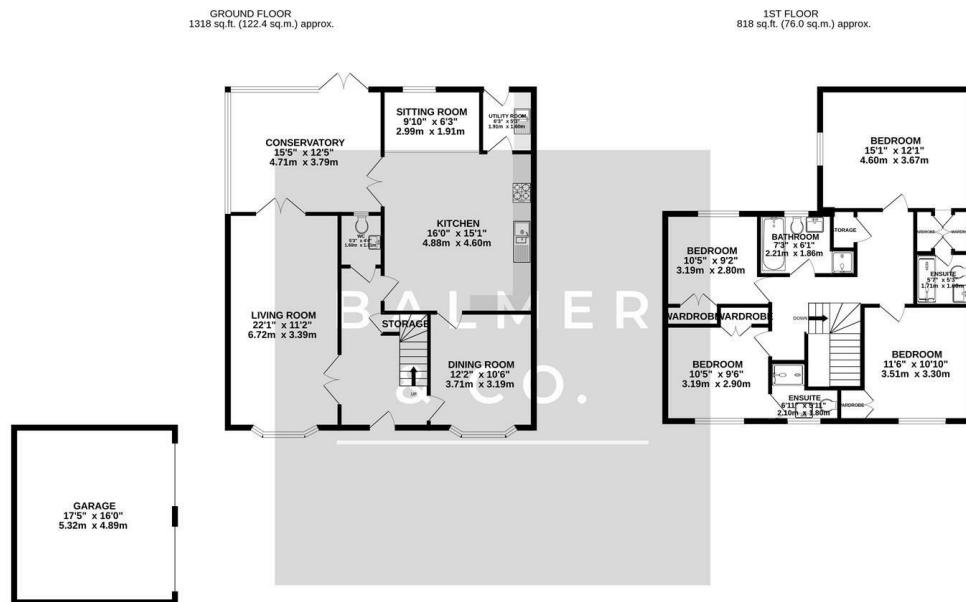


North Croft, Atherton, M46 0SW
£450,000



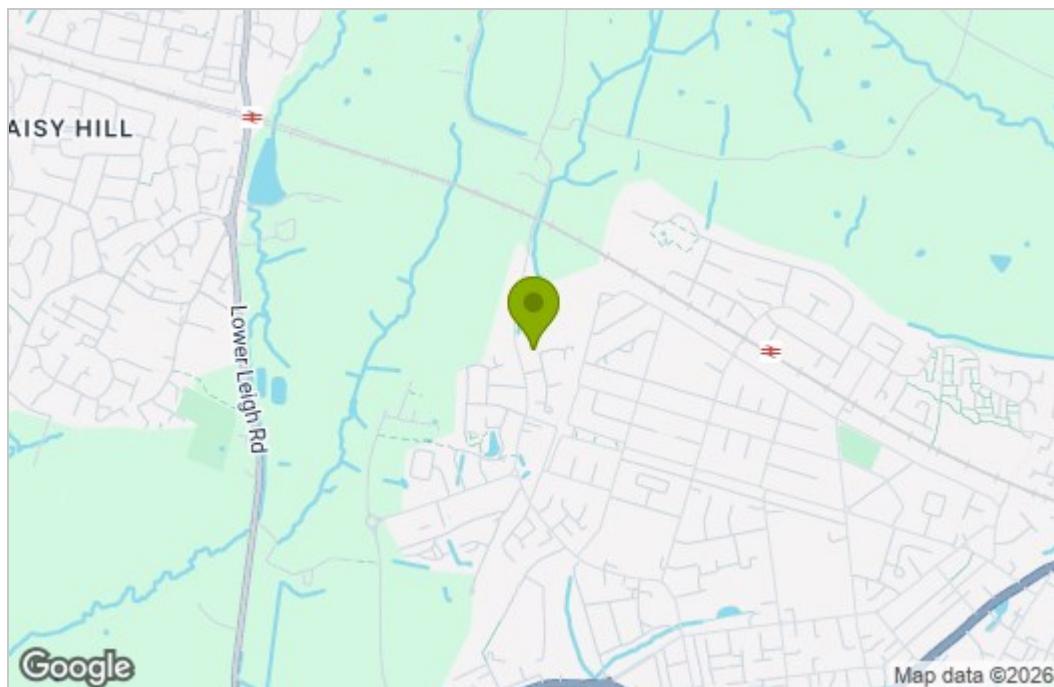
BALMER & CO in ATHERTON are delighted to offer FOR SALE this larger than average, four double bedroom detached property, occupying the biggest plot on the ever popular North Croft development in Atherton. Well presented throughout, offering spacious and versatile accommodation, whilst conveniently placed for access to a wide range of amenities including shops, schools and transport/commuter links, it would make a perfect family home. The ground floor comprising in brief; entrance hallway with w.c, large bay fronted living room, bay fronted dining room, large kitchen/dining room, a separate utility room and a conservatory with air conditioning unit. To the first floor you'll find a large master bedroom with fitted dressing area and en-suite shower room, three further double bedrooms all with fitted wardrobes, one with a second en-suite shower room, and a four piece family bathroom suite. Externally, the property has a small garden to the front with a driveway for two vehicles and a detached double garage. To the rear there is a good sized, L shaped garden offering a fantastic level of privacy with it backing off onto open fields at the rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan



TOTAL FLOOR AREA: 2136 sq.ft. (198.4 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52000

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	81
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.