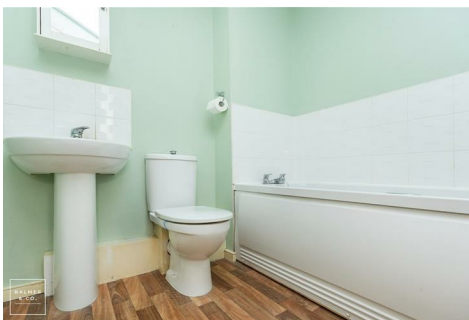


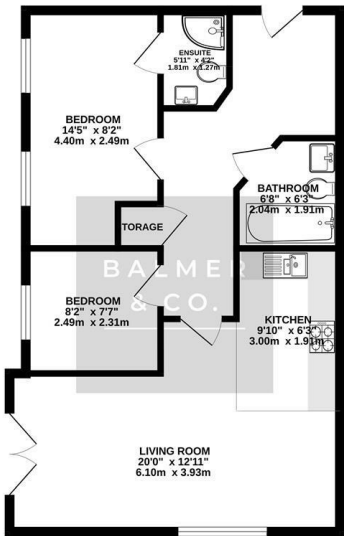
Clayborne Court, Atherton, M46 0SR
Offers Over £120,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom second floor apartment on Clayborne Court, located on the ever popular Gadbury Fold development in Atherton. Well presented throughout and ideally offered for sale with no onward chain, it would suit a range of buyers. Entrance to the building is via a communal entrance with secure intercom system and open staircase taking you to the second floor. Entrance to the property reveals a hallway leading to the open plan living room/kitchen complete with integrated appliances and Juliet balcony. Two bedrooms, the master benefitting from an en-suite shower and a three piece bathroom suite complete the internal accommodation. Externally, there is an allocated parking space plus visitor spaces. Early viewings highly recommended, all enquiries welcome.

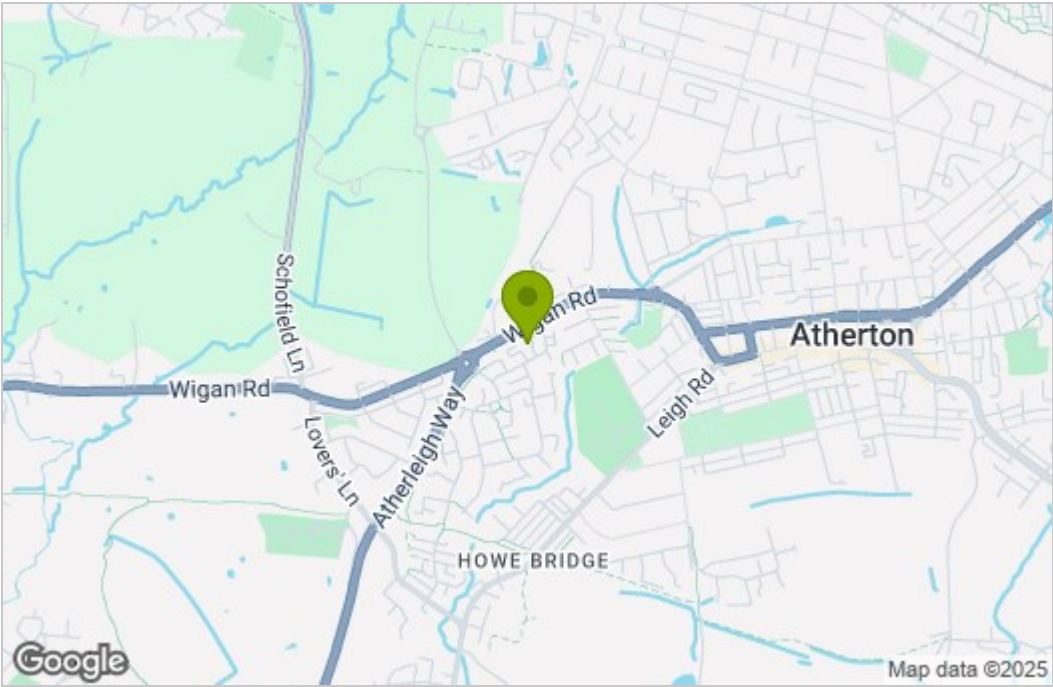
Floor Plan

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.

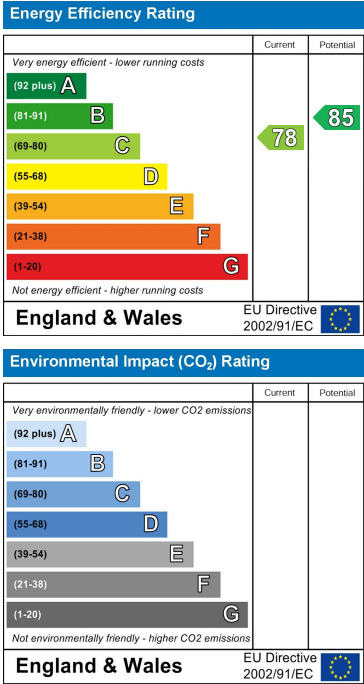


TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given for their availability or condition. Plans are for general guidance only.

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