BALMER & CO.

SALES & LETTINGS

Stothert Street, Atherton, M46 0TF

Offers Over £200,000









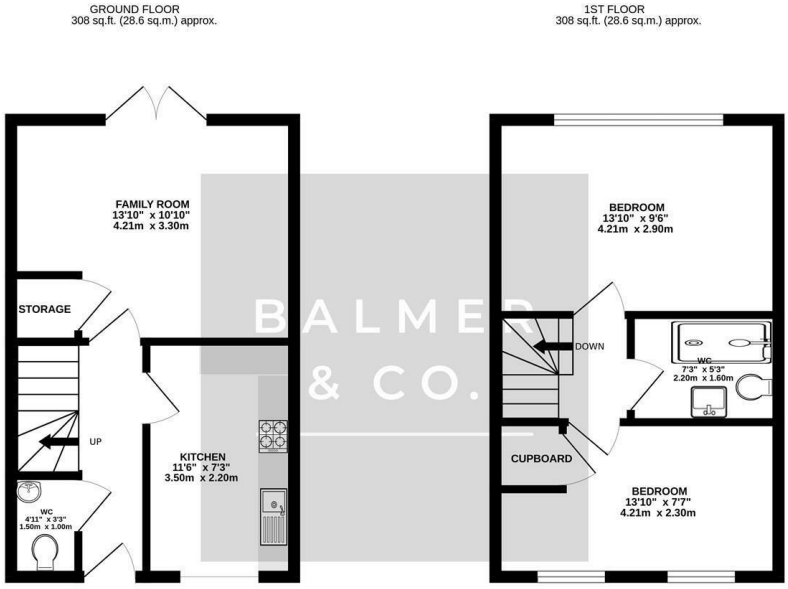






BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom semi detached property, located on the ever popular Cottonfields development in Atherton. Immaculately presented throughout with two double bedrooms, it is ready to move into and would be a perfect first time buy. The ground floor comprising in brief; entrance hallway with w.c, living room with patio doors to the rear garden and a modern fitted kitchen. To the first floor are two double bedrooms, one with a fitted storage cupboard, and a modern three piece shower room. Externally, there is a newly laid driveway to the front of the property with a good sized, low maintenance garden to the rear. Early viewings highly recommended, all enquiries welcome.

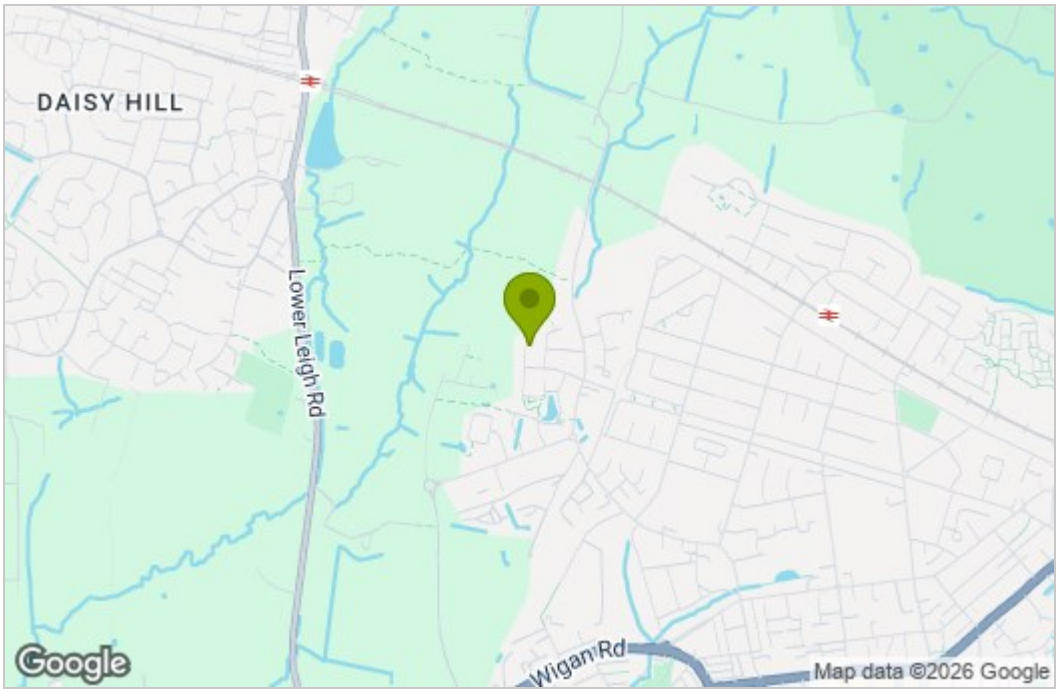
Floor Plan



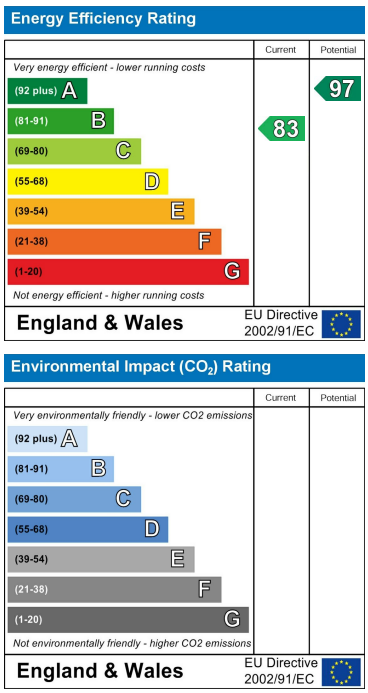
TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.

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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