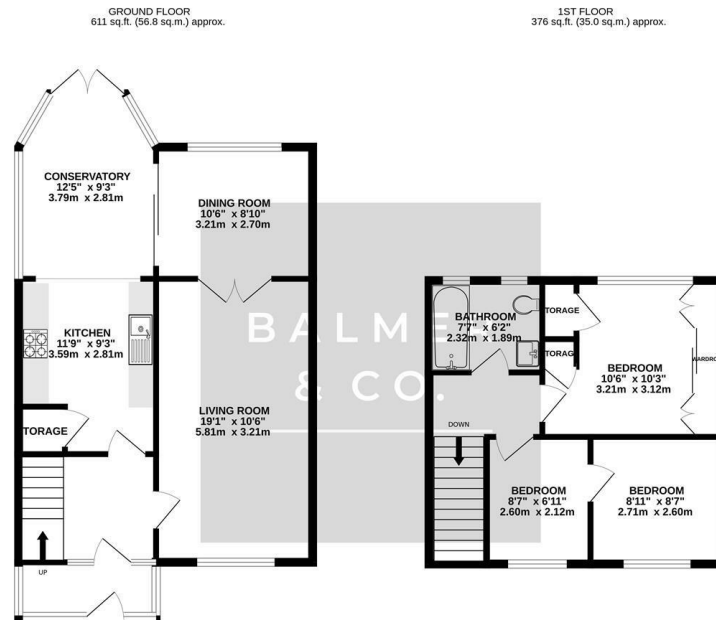


Short Street, Atherton, M46 9AZ
£180,000



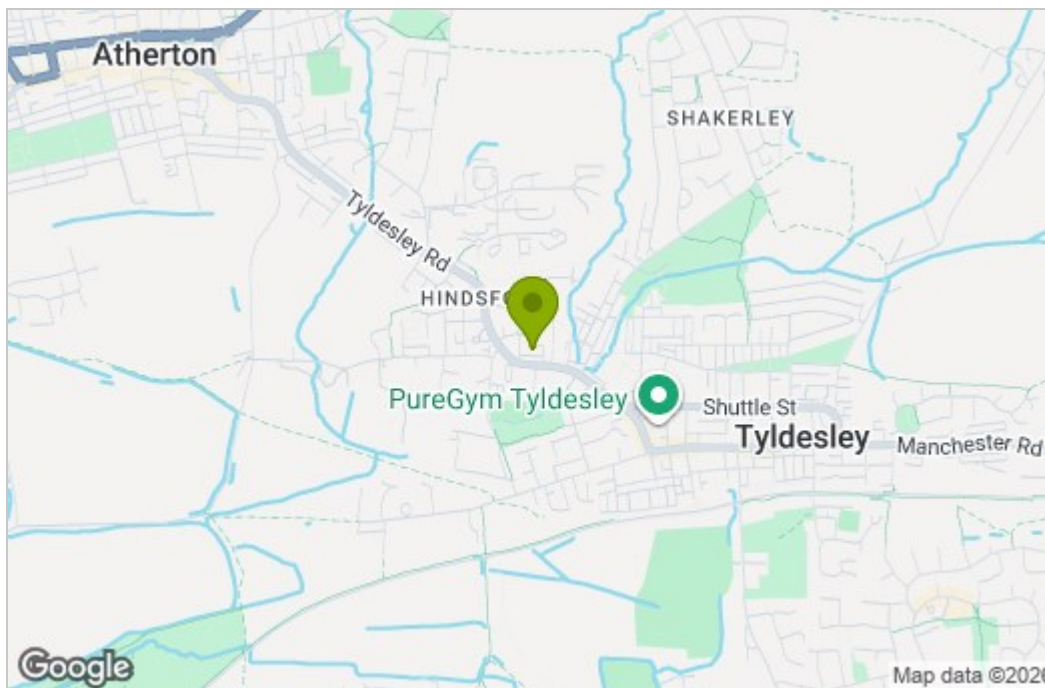
BALMER & CO in ATHERTON are delighted to offer FOR SALE this extended two bedroom mid terraced property, currently used as a three bed, tucked away on Short Street in the Hindsford area of Atherton. Conveniently placed easy access to both Atherton and Tyldesley town centres, whilst falling within the catchment area for popular schools, it would make a perfect starter home for a young family. The ground floor comprising in brief; entrance porch, hallway, living room, second reception room currently used as a play room and a fitted kitchen opening out into a conservatory. To the first floor are two bedrooms, one has been split to creating two single bedrooms, and a three piece bathroom suite. Externally, there are low maintenance, enclosed gardens to the front and rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan

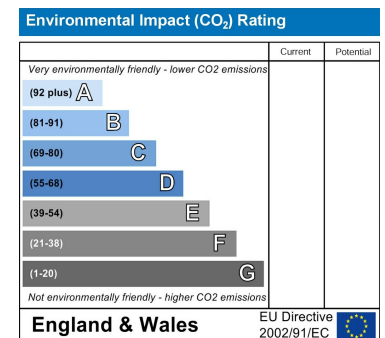
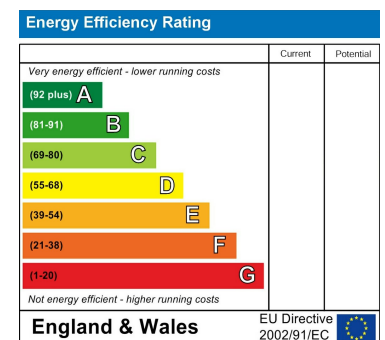


TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.