



## 24 Flapper Fold Lane

Atherton, Manchester, M46 0FA

**Offers In The Region Of £110,000**



Sapphire Homes are delighted to offer For Sale this deceptively spacious two bedroom mid terraced property that is situated within a quiet location close to Atherton Town Centre and close to the V2 bus links as well as local schools and amenities. In brief the accommodation comprises of an entrance / hallway, lounge, reception 2 / dining room and to the rear there is a kitchen with access to the rear garden. To the first floor the landing provides access to two double bedrooms and a large family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from double glazing. The property does require some modernisation throughout but offers excellent potential to a first time buyer or investor and has been competitively priced and offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

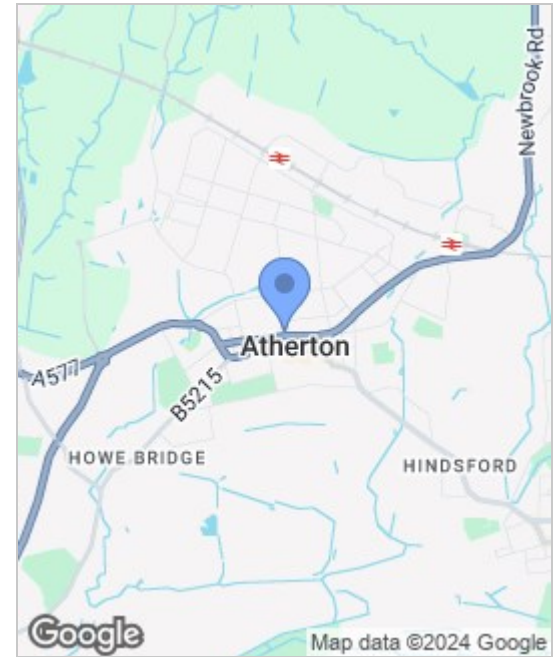
Bedroom 2

Bathroom

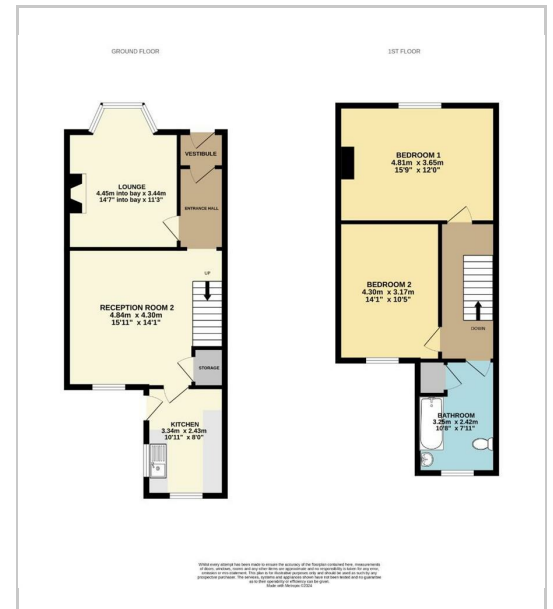
## EXTERNAL

Rear Garden

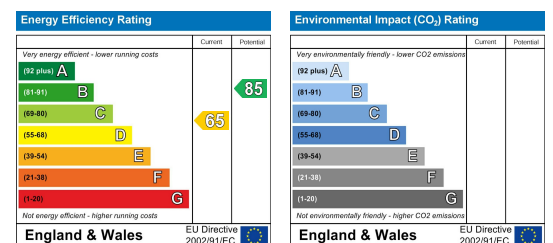
## Area Map



## Floor Plans



## 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 the 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 on behalf of the property.

