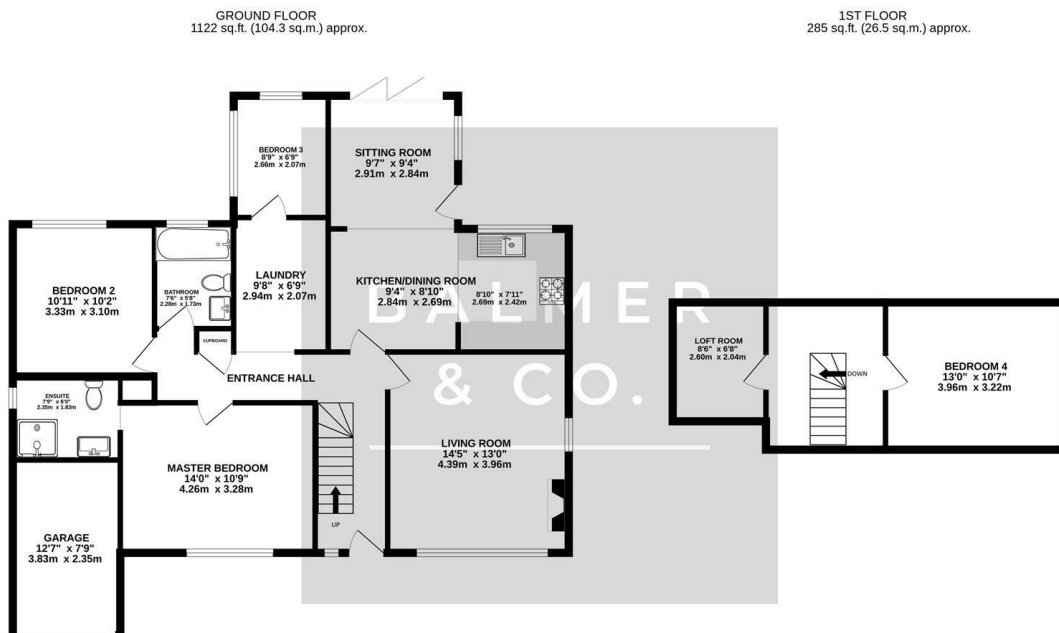


Crab Tree Lane, Atherton, M46 0AG
£390,000



BALMER & CO are delighted to offer FOR SALE this fantastic three/four bedroom detached bungalow in a popular and well regarded residential location in Atherton. Offered with no onward chain, this property is immaculately presented throughout and simply must be viewed. Comprising in brief of entrance hallway, large, double aspect living room with feature gas fireplace, sitting room, modern fitted kitchen/dining room with integrated appliances, separate laundry room, sitting room with bi-folding doors leading to the rear garden, large master bedroom with fitted wardrobes and ensuite wet room, second double bedroom, third large single bedroom, with three piece family bathroom with underfloor heating completing the ground floor. To the first floor is the converted loft room with fixed staircase, offering further bedroom/office/storage space completing the accommodation on offer. Outside the property occupies a large plot and offers ample off road parking, garage and garden frontage, whilst to the rear there is a nicely landscaped, private garden which attracts the sun all day long in the summer months and is offered with a rare Scandinavian Grillkota outhouse. Early viewings highly recommended on this stunning property, all enquiries are welcomed.

Floor Plan



GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.

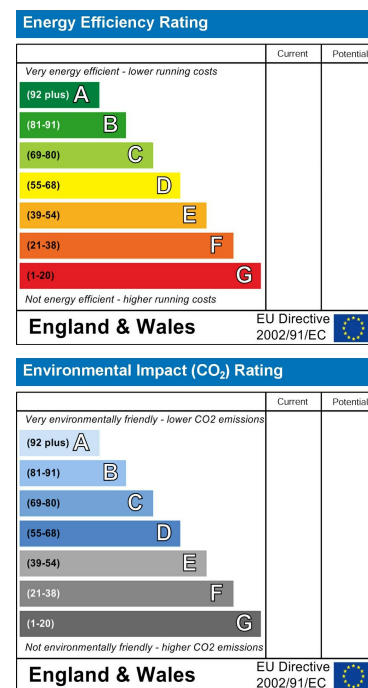
TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

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