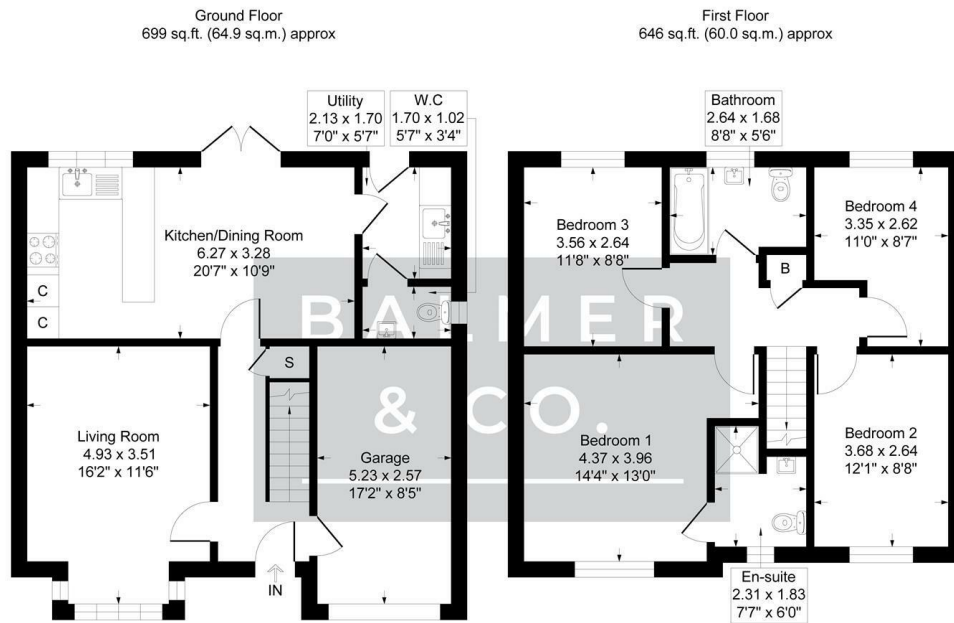


Bee Fold Lane, Atherton, M46 0TT
£360,000



BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom detached house on the popular Bee Fold Lane development in Atherton. Immaculately presented throughout and offered with no onward chain, this property comprises in brief of entrance hallway, large living room, modern fitted kitchen/dining room with modern fitted integrated appliances, with separate utility room and W/C, completing the ground floor. To the first floor is a larger master bedroom with ensuite shower room, two further double bedrooms, fourth large single bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property is garden fronted with a driveway for two vehicles, whilst to the rear there is a large, fully landscaped garden. Early viewings highly recommended, all enquiries welcome.

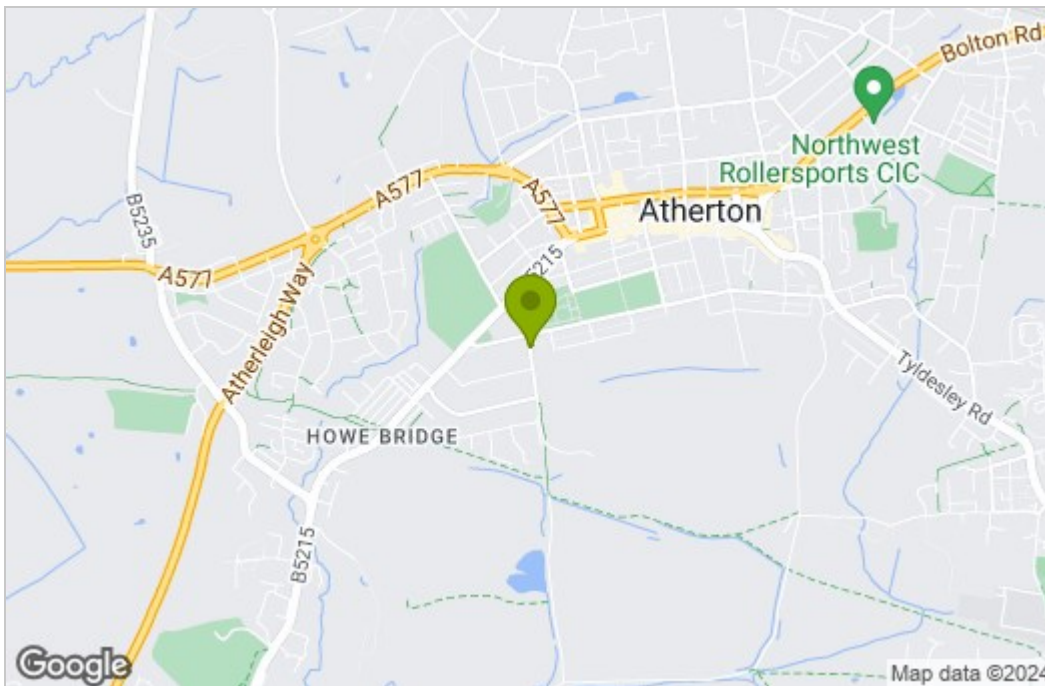
Floor Plan



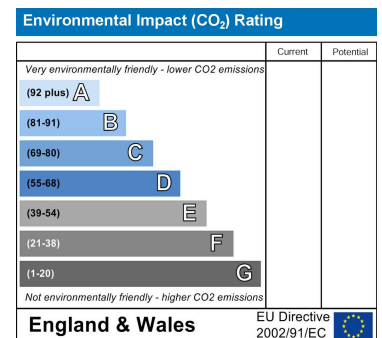
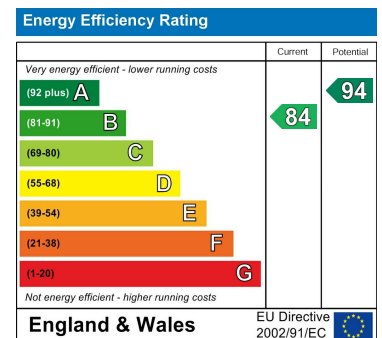
Total Floor Area : 1345 sq.ft. (124.9 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.