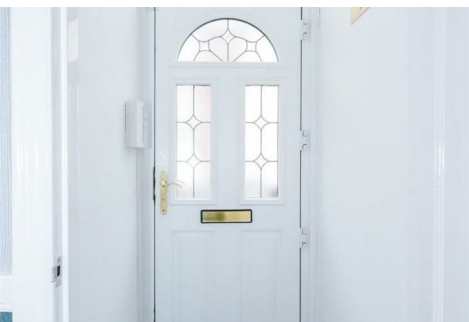
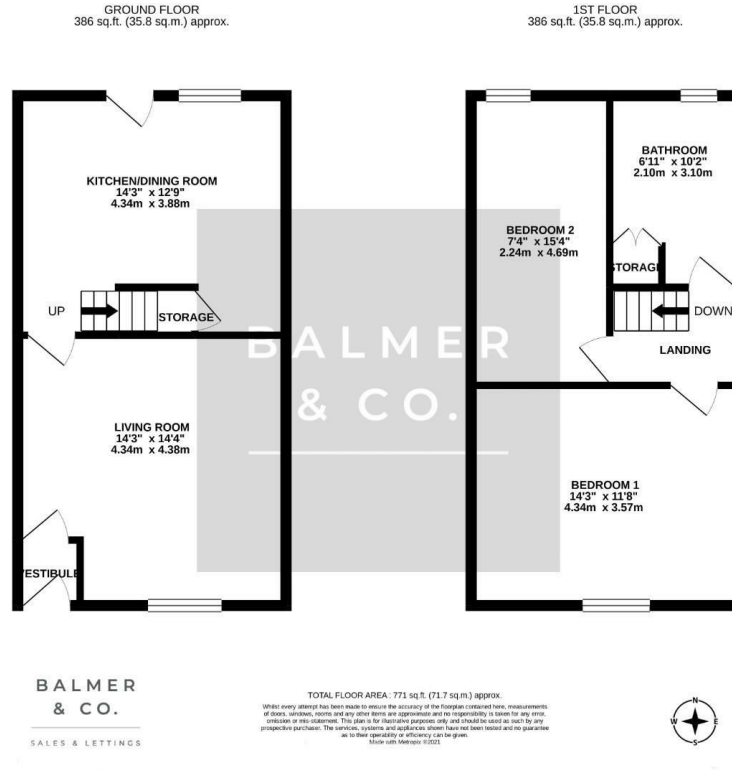


Defiance Street, Atherton, M46 0FE  
Offers Over £124,950

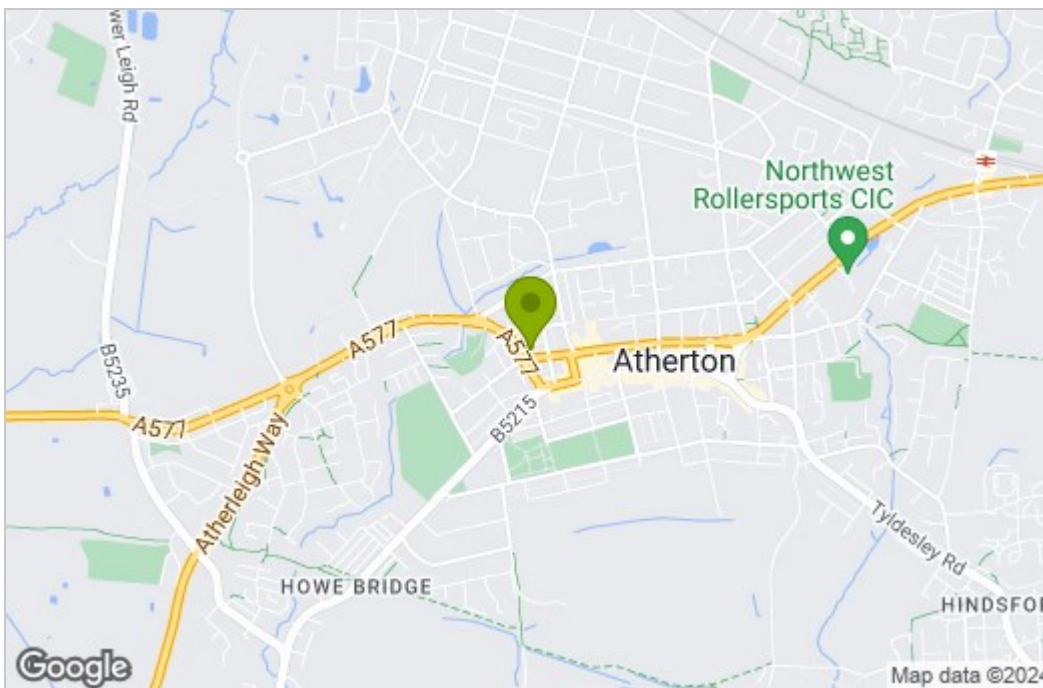


BALMER & CO are delighted to offer FOR SALE this fantastic two bedroom mid-terrace house in Atherton. Offered with no onward chain, this property is situated in a popular residential area close to Atherton town centre. Comprising in brief of entrance vestibule, large living room, with modern fitted kitchen/dining room with integrated appliances completing the ground floor. To the first floor is a large master bedroom, second double bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property is garden fronted whilst to the rear there is a low maintenance, fully enclosed yard. Early viewings highly recommended, all enquiries welcome.

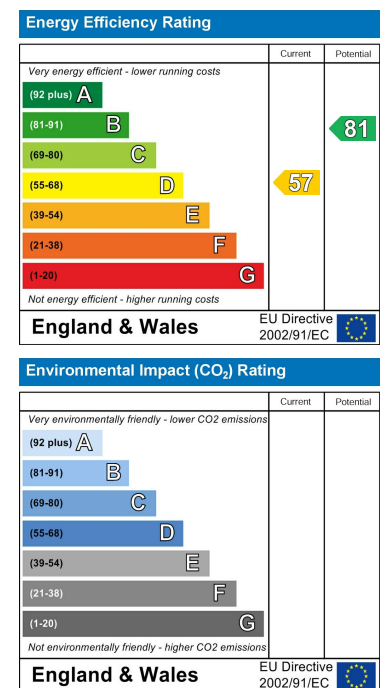
## Floor Plan



## 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.