

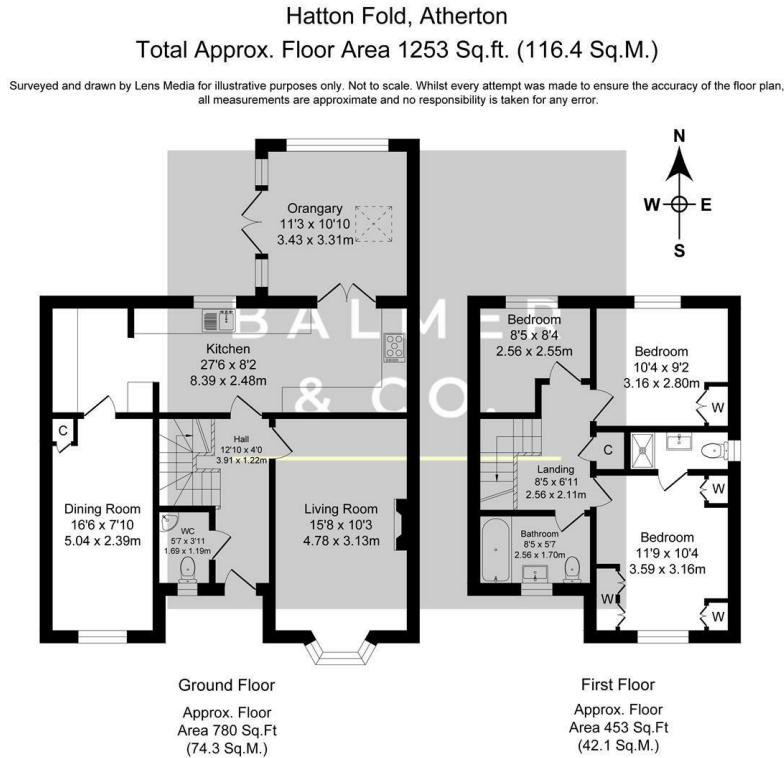
Hatton Fold, Atherton, M46 0GU  
Offers Over £325,000



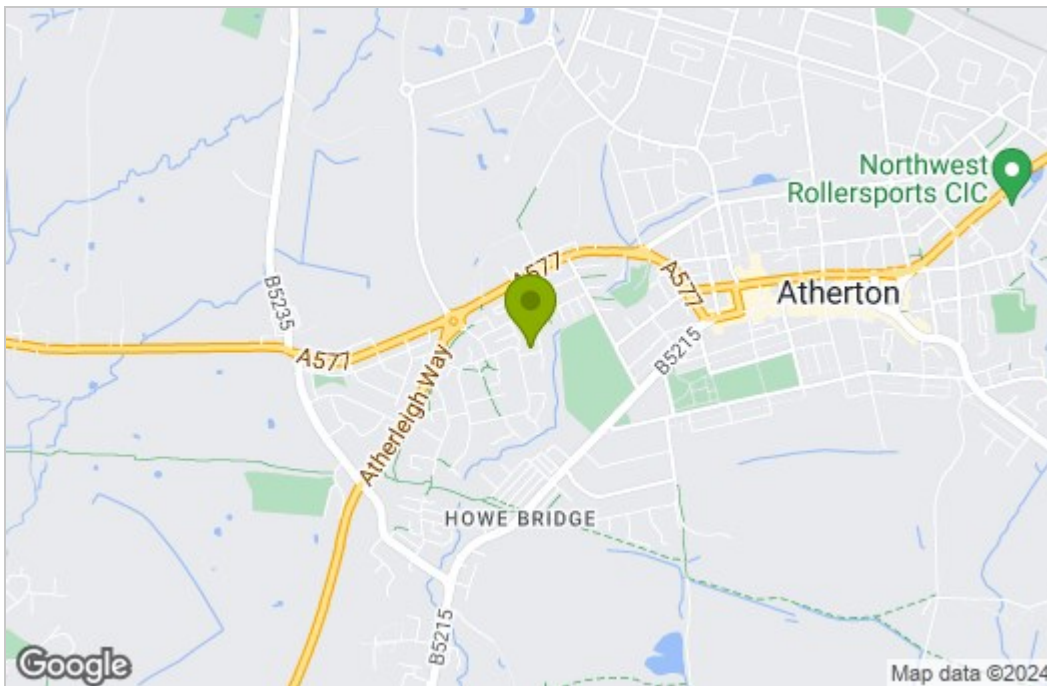


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom detached house on the ever popular Gadbury Fold development in Atherton. Properties on Hatton Fold rarely come to the market and this is an opportunity not to be missed. Immaculately presented throughout, extended and converted, this property simply must be viewed. Comprising in brief of entrance hallway, large bay fronted living room with gas fireplace and surround, modern fitted kitchen/utility area with fully integrated appliances including wine cooler, converted garage space into a well sized dining room, large conservatory to the rear, with W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, second double bedroom with fitted wardrobes, third single bedroom with fitted wardrobes, with three piece family bathroom completing the accommodation on offer. Outside the property is very nicely situated in a popular cul-de-sal location with garden frontage and driveway providing off-road parking for two vehicles, whilst to the rear there is a fully enclosed and low maintenance landscaped garden. Early viewings highly recommended, all enquiries welcome.

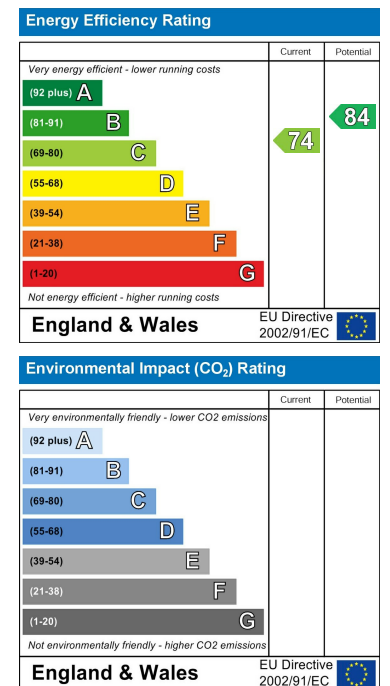
## Floor Plan



## 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.