

North Road, Atherton, M46 0RF  
Offers Over £210,000

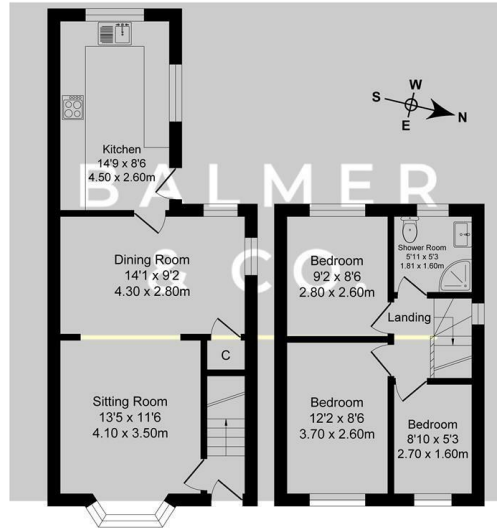


BALMER & CO are delighted to market FOR SALE this three bedroom semi detached property located on the the ever popular North Road in Atherton. Conveniently placed for access to both Atherton and Westhoughton town centres which offer a fantastic range of amenities including shops, schools and transport links as well as access to the M61 motorway. The property, which is also offered with no onward chain, comprises in brief entrance hallway, living room which opens out into a second sitting area with a kitchen extension to the rear complete with integrated fridge, freezer, dishwasher and washing machine plus a four ring induction hob and single electric oven. To the first floor are three bedrooms, two of which are doubles, one benefitting from fitted wardrobes, and a fully tiled three piece shower room. Externally, off road parking is offered to the front of the property with an enclosed garden to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

North Road, Atherton  
Total Approx. Floor Area 762 Sq.ft. (70.8 Sq.M.)

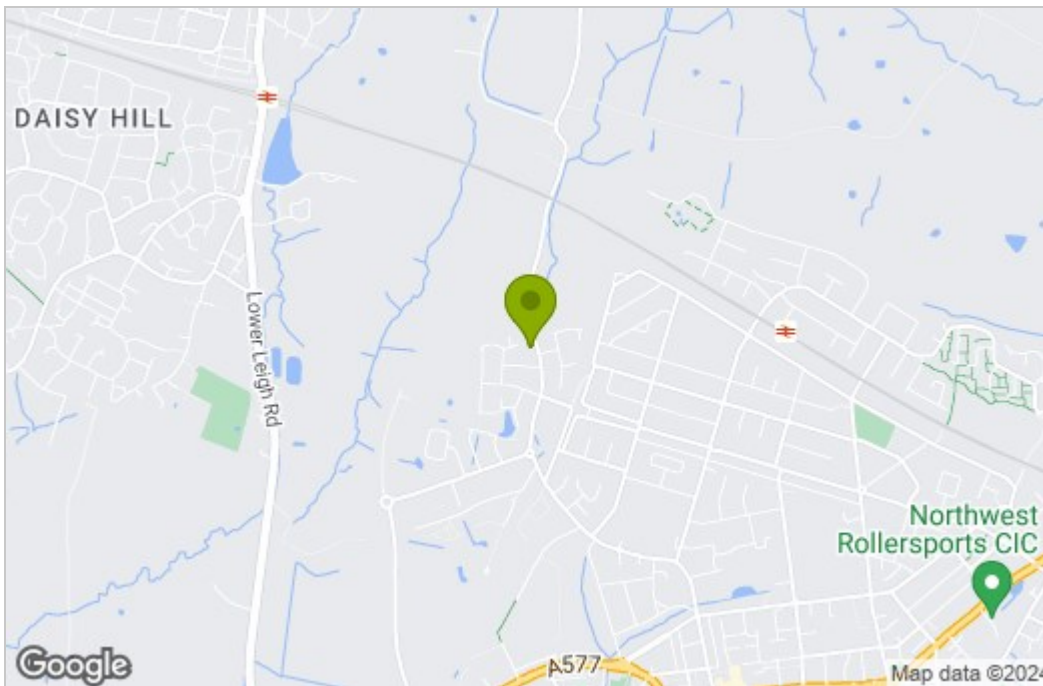
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



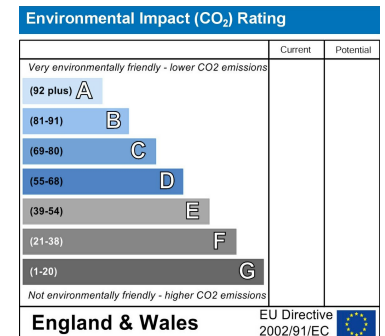
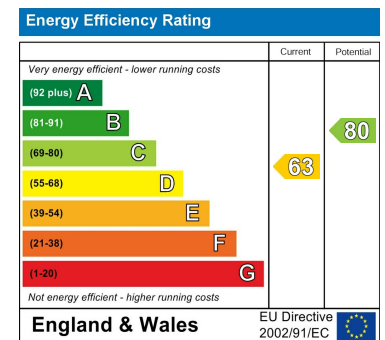
Ground Floor  
Approx. Floor Area 450 Sq.Ft (41.8 Sq.M.)

First Floor  
Approx. Floor Area 312 Sq.Ft (29.0 Sq.M.)

## 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.