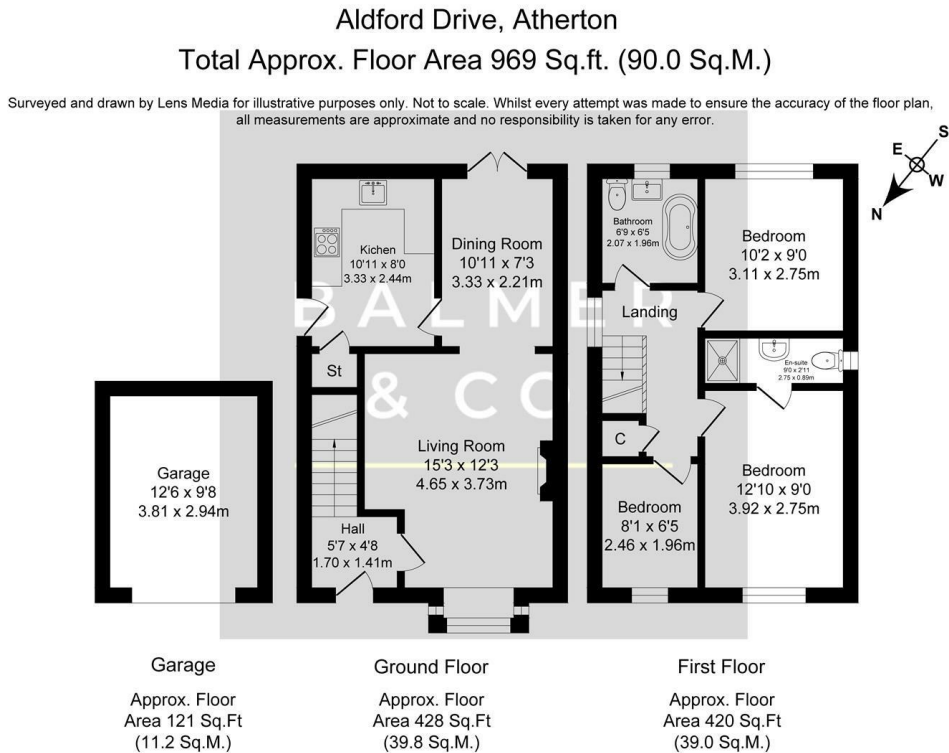


Aldford Drive, Atherton, M46 9SU  
£270,000

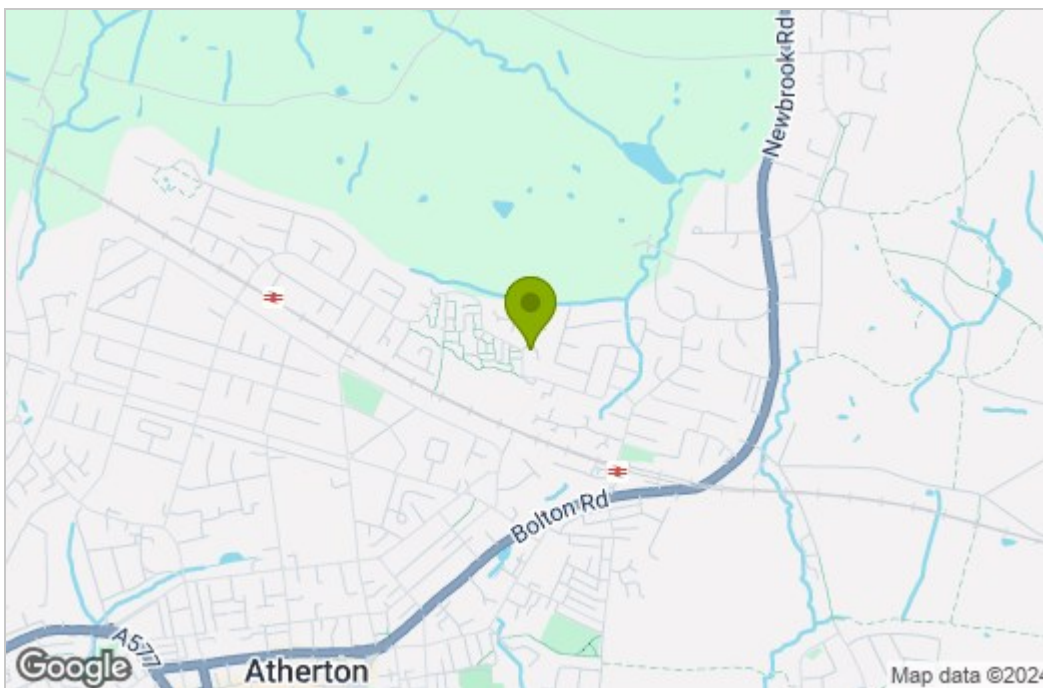


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom detached property, occupying a fantastic corner plot on Aldford Drive in Atherton. Well presented throughout, offering access to a wide range of amenities including shops, schools and transport links with Atherton train station only a walk way, and ideally offered with no onward chain it has the potential to be the perfect family home. In brief the ground floor comprises entrance hallway with open staircase to the first floor, living room, dining area and separate fitted kitchen with feature Belfast sink and under stair storage. To the first floor is a master bedroom benefitting from fitted wardrobes and an ensuite shower room, a second double bedroom, a single bedroom and a three piece family bathroom suite complete with stunning freestanding bath. Externally, the property occupies a large corner plot with gardens to the front, side and rear with a driveway and detached garage completing the accommodation. Early viewings highly recommended, all enquiries welcome.

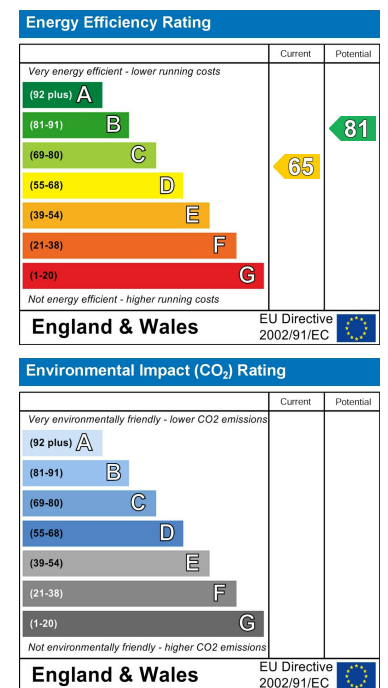
## Floor Plan



## 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.