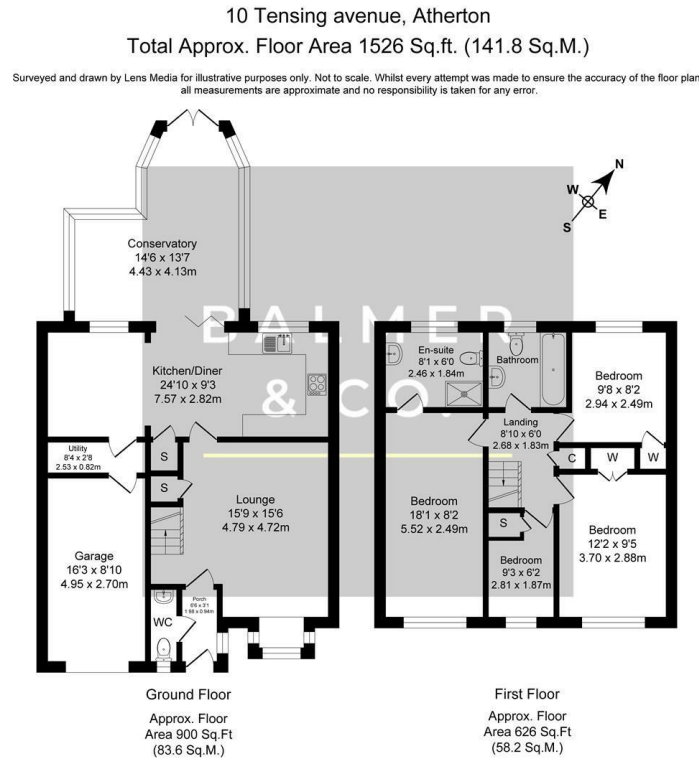


Tensing Avenue, Atherton, M46 9NU
Offers Over £300,000

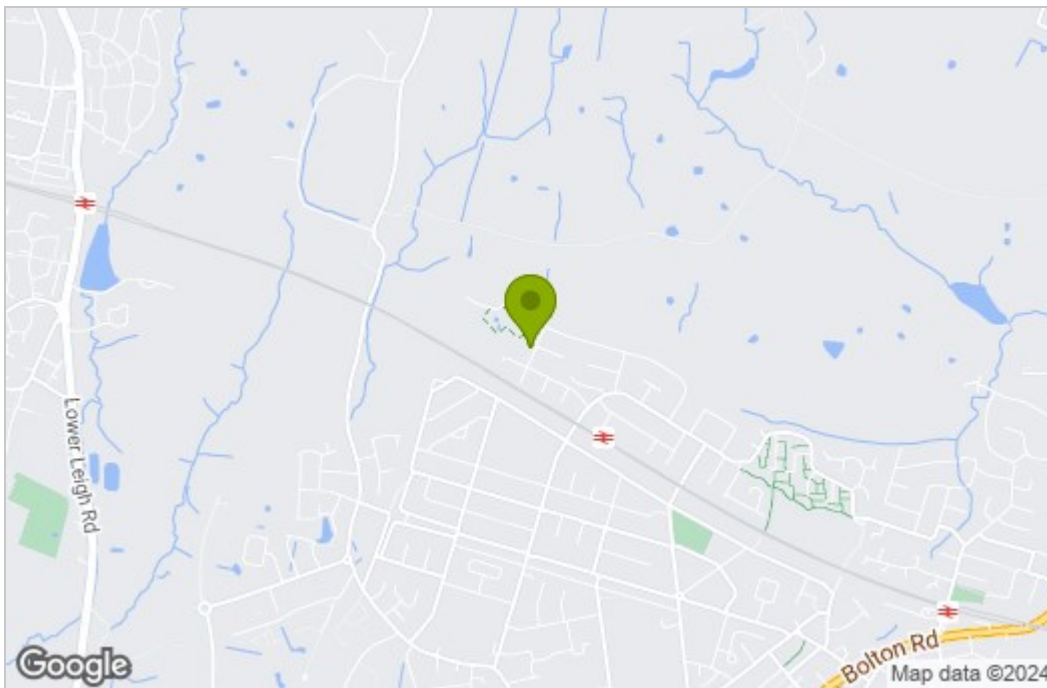


BALMER & CO are delighted to offer FOR SALE this extended four bedroom link detached property, occupying a prime spot on Tensing Avenue in Atherton. Immaculately presented throughout it is an absolute credit to its current owners who have lovingly maintained the property during their 17 years of ownership including the stunning rear garden offering a fantastic level of privacy as it is not overlooked. In brief the ground floor comprises entrance hall, W.C, lounge with open staircase to the first floor, kitchen/dining room with separate utility space and Bi-Fold doors opening out to an orangery. To the first floor is a master bedroom benefitting from fitted wardrobes and an ensuite shower room, three further bedrooms and a three piece family bathroom suite complete with under floor heating and bluetooth mirror. Externally, the property occupies a large plot with well maintained gardens to the front and rear with a double driveway and attached garage. Early viewings highly recommended, all enquiries welcome.

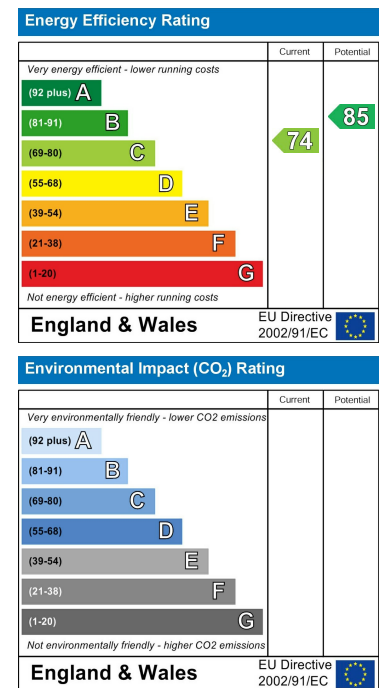
Floor Plan



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.