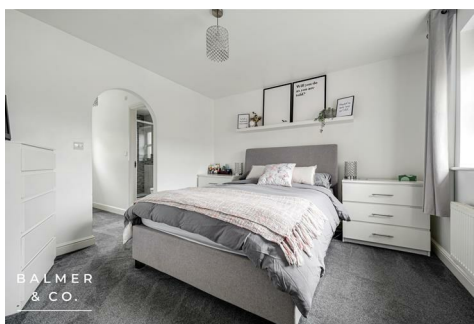


Hatton Fold, Atherton, M46 0GU  
O.I.R.O £365,000





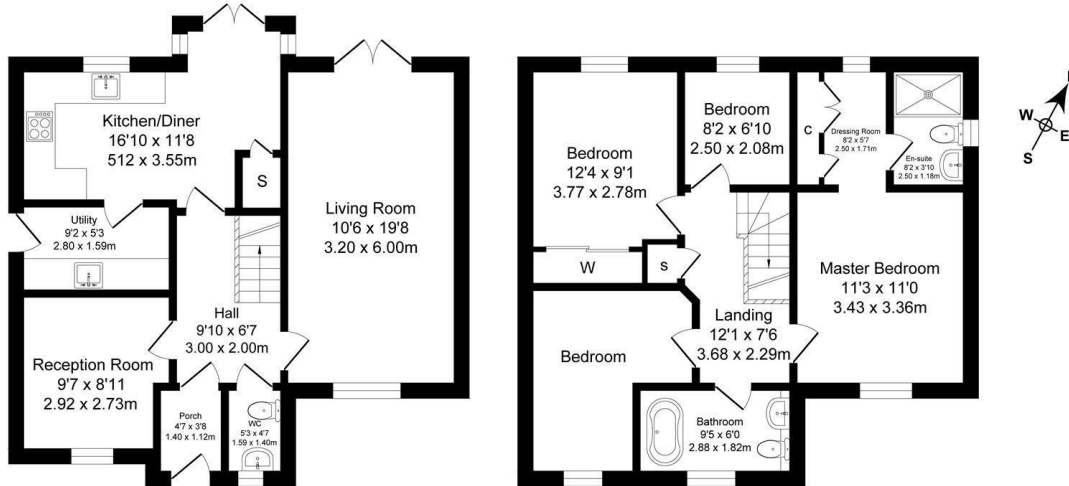
BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom detached family home on the ever popular Gadbury Fold development in Atherton. Occupying a prime position on Hatton Fold, which offers a fantastic level of privacy to the rear as it is not overlooked, the property is well presented throughout and ideally offered for sale with no onward chain. To the ground floor is an entrance vestibule, spacious hallway, downstairs W.C, large dual aspect living room with UPVC patio doors to the rear garden and a modern newly fitted kitchen complete with a separate utility area. To the first floor is a spacious landing providing access to the master bedroom complete with dressing area and ensuite shower room. Three further bedrooms and a three piece family bathroom complete the internal accommodation. Externally, the property has a small garden to the front and driveway to the side providing off-road parking for two vehicles and a detached single garage. To the rear is a fully enclosed, landscaped garden with lawn, paved and decked areas which is not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

### Hatton Fold

Total Approx. Floor Area 1255 Sq.ft. (116.6 Sq.M.)

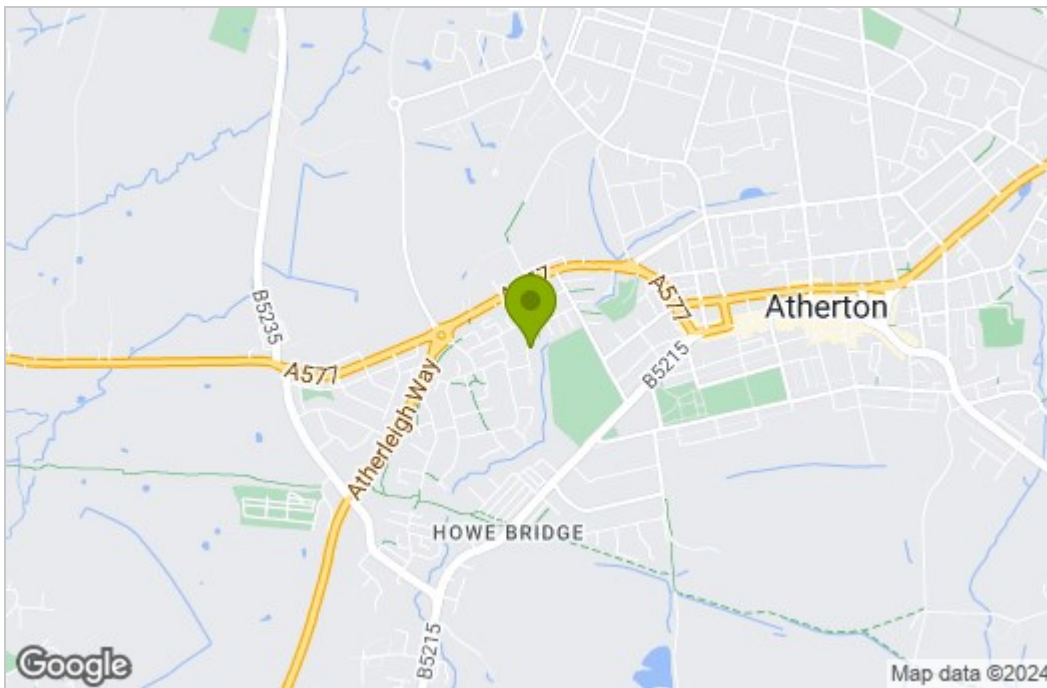
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



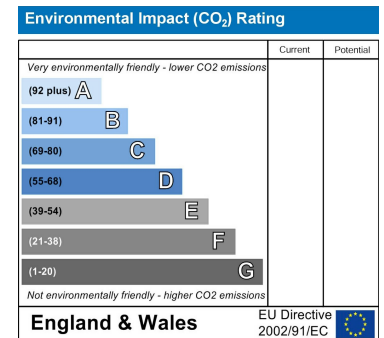
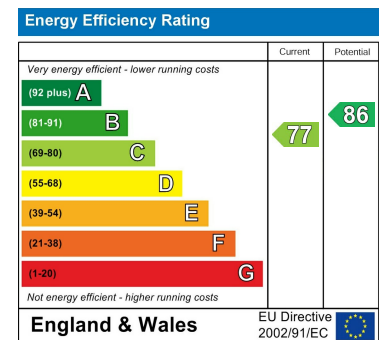
Ground Floor  
Approx. Floor Area 629 Sq.Ft (58.4 Sq.M.)

First Floor  
Approx. Floor Area 626 Sq.Ft (58.2 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.