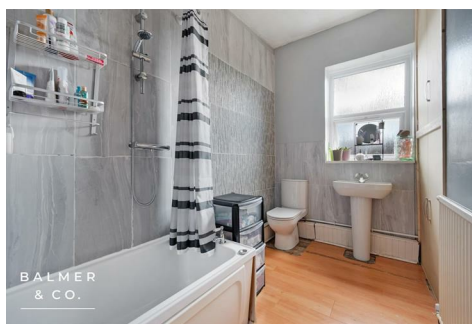


Leigh Road, Atherton, M46 0PN  
£169,950



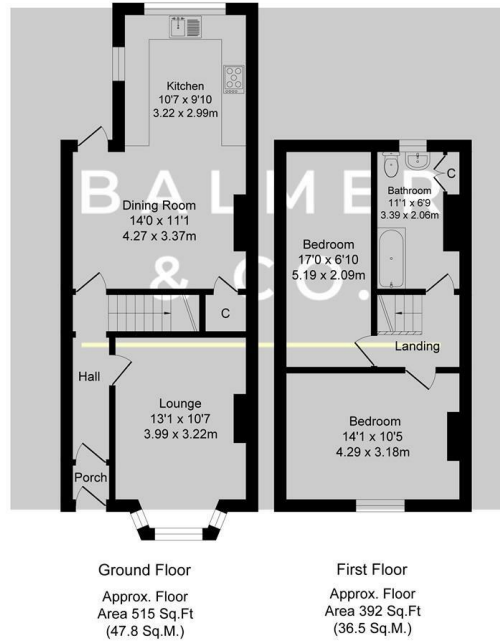


BALMER & CO are delighted to offer FOR SALE this fantastic bay fronted mid-terrace property, located in the ever popular Howe Bridge area of Atherton. Offering spacious accommodation, complete with new windows and the addition of a multi fuel burner, it would suit a wide range of buyers. Comprising in brief; entrance vestibule, hallway, two reception rooms, the front with a bay window, the rear with French doors opening out into the garden, with a modern fitted kitchen completing the ground floor. To the first floor are two bedrooms, both of which are doubles, and a three piece bathroom suite. Externally, good sized gardens are located to both the front and rear with on street parking to the front. Early viewings highly recommended, all enquiries welcome.

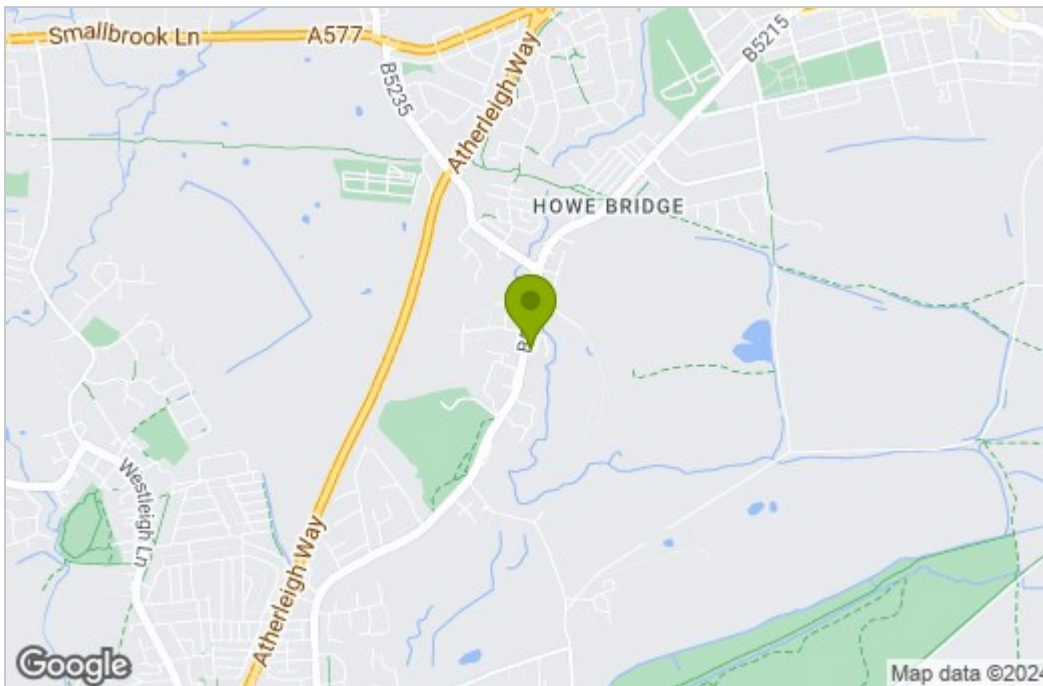
## Floor Plan

Leigh Road, Atherton  
 Total Approx. Floor Area 907 Sq.ft. (84.3 Sq.M.)

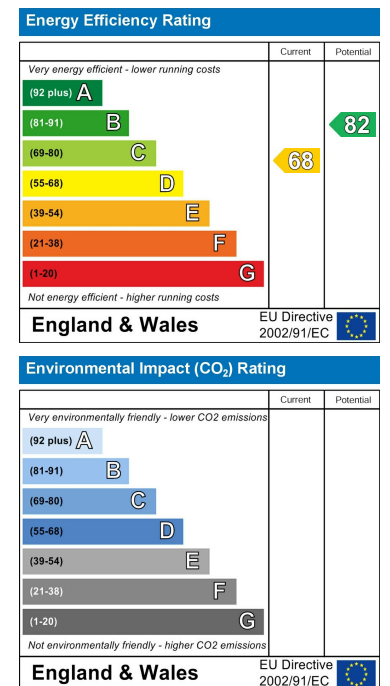
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## 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.