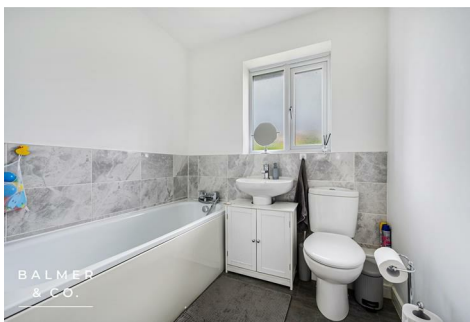


Bee Fold Lane, Atherton, M46 0TT
Offers Over £300,000

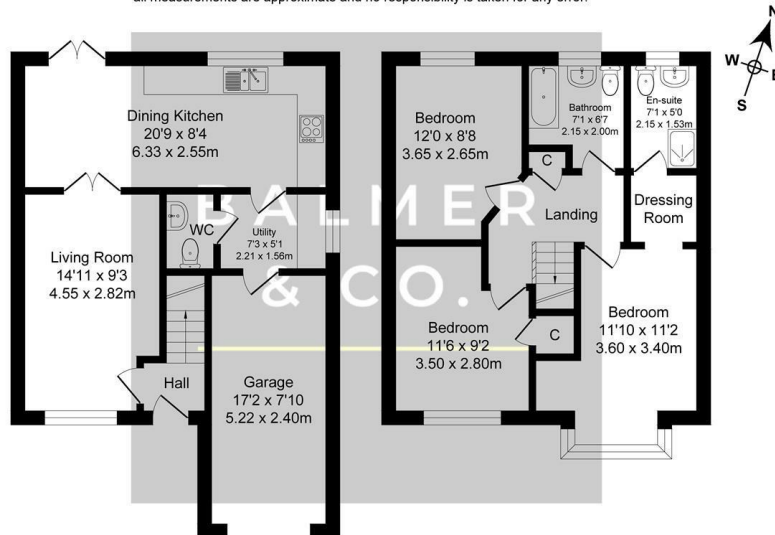


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom detached family home situated on the highly popular Bee Fold Lane development in Atherton. Well presented throughout and ideally offered with no onward chain it would be perfect for young or growing families. Briefly comprising entrance hall, living room, and modern fitted kitchen/diner with integrated appliances. A separate utility room, W/C and integral garage complete the ground floor. To the first floor is a large master bedroom with ensuite shower room, two further double bedrooms and a three piece family bathroom suite. Externally, to the front of the property is a driveway for two vehicles whilst to the rear there is an elevated, landscaped garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

Bee Fold Lane Total Approx. Floor Area 1062 Sq.ft. (98.7 Sq.M.)

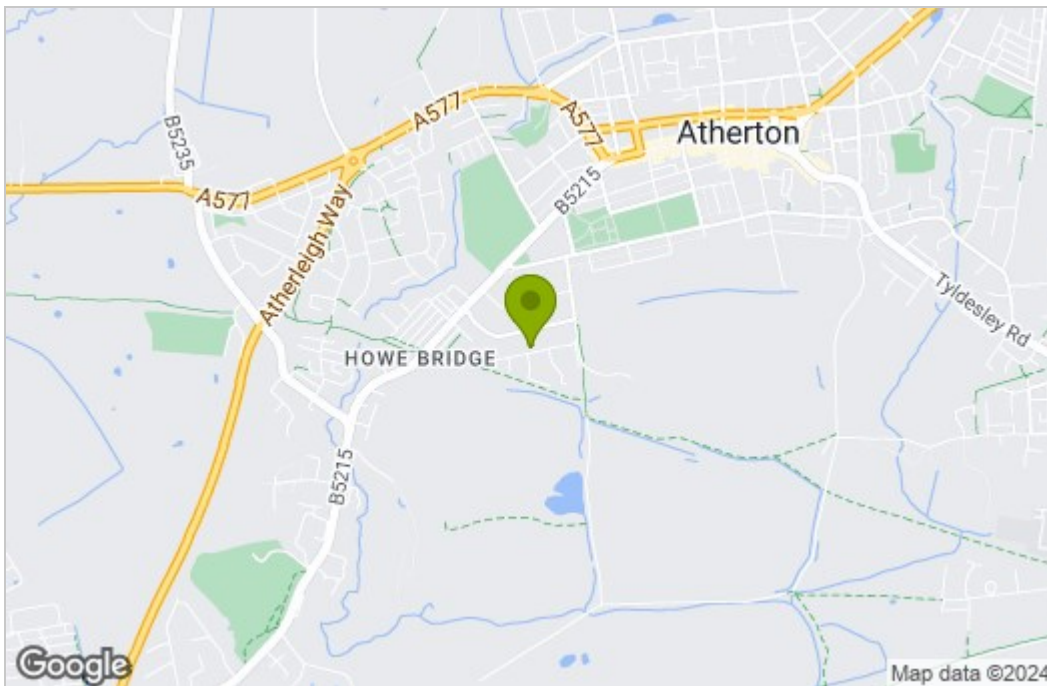
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



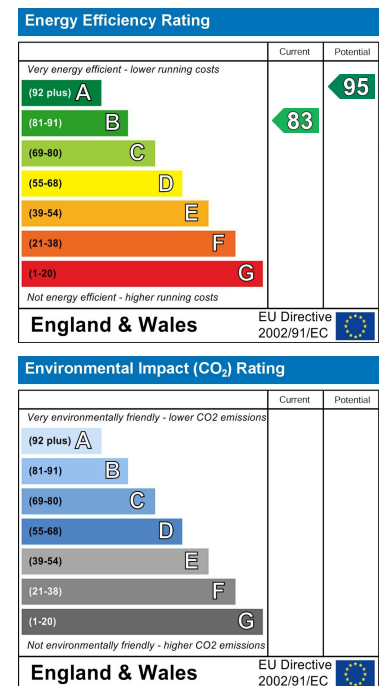
Ground Floor
Approx. Floor Area 555 Sq.Ft (51.6 Sq.M.)

First Floor
Approx. Floor Area 507 Sq.Ft (47.1 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.