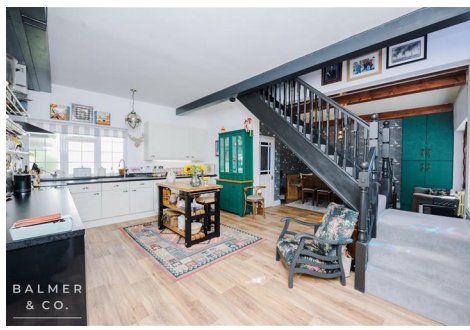


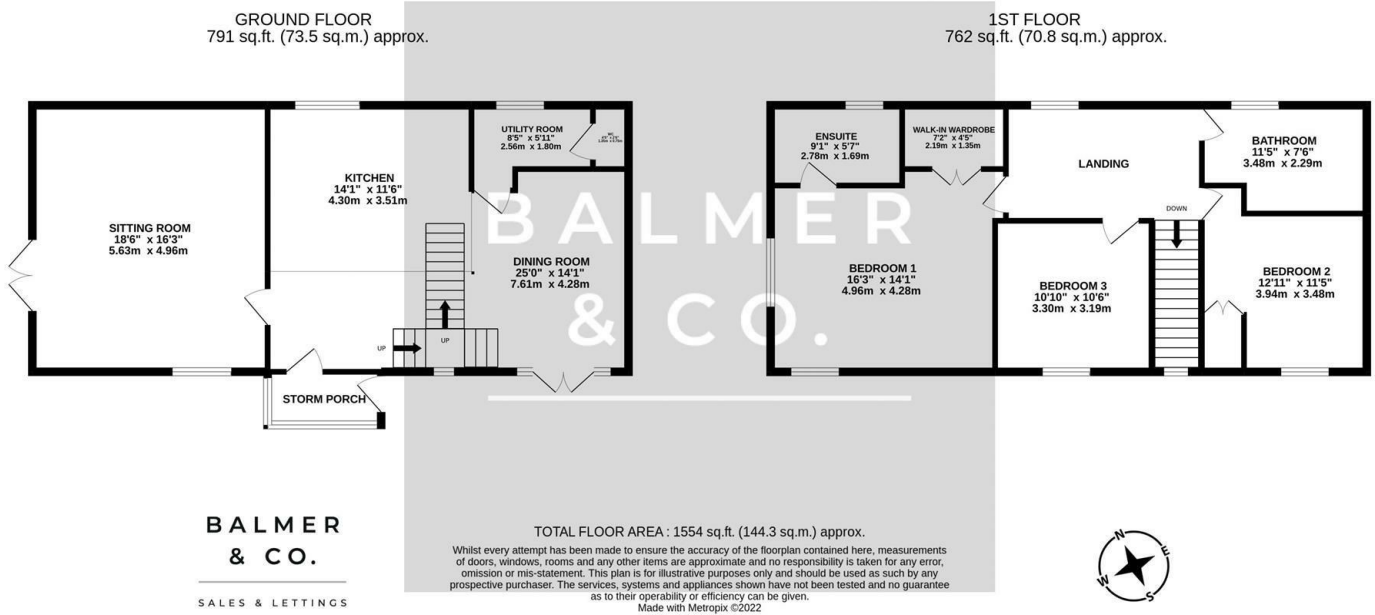
Old Hall Mill Lane, Atherton, M46 0RR  
Offers Over £495,000



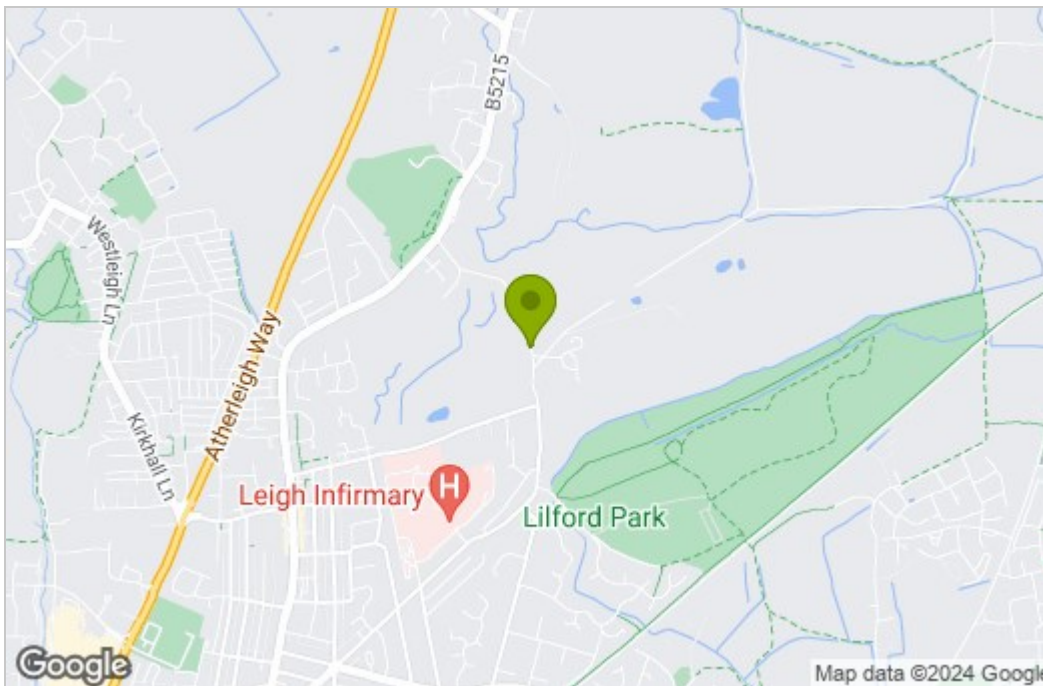
BALMER & CO are delighted to offer FOR SALE this unique character property situated in a quiet location off Old Hall Mill Lane, close to Lilford Park and conveniently located to good schools and the guided busway.

This Georgian country residence, known as Atherton Hall has an in-depth history dating back to 1723. Nestled within 15 acres of private woodland this property has been meticulously updated and maintained by the present owner and is in turn key condition. Ground floor accommodation comprises in brief, storm porch with stable door opening to a kitchen dining room with open plan staircase and feature stained glass window. The main reception room incorporates a bespoke sandstone fireplace with inset wood burner, and French doors opening to the patio gardens. A further utility room and downstairs W.C completes the ground floor. To the first floor, a large landing provides access to three well-proportioned double bedrooms, master with en-suite shower room and walk in wardrobe, and further family bathroom. Outside the property boasts large well-stocked gardens, a detached double garage and summer house. Early viewings highly recommended, all enquiries welcome.

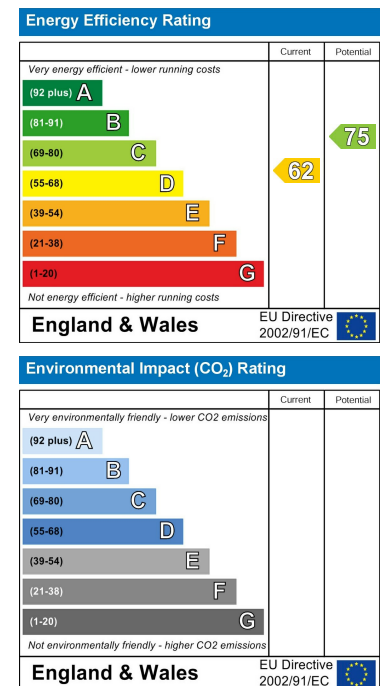
## Floor Plan



## 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.