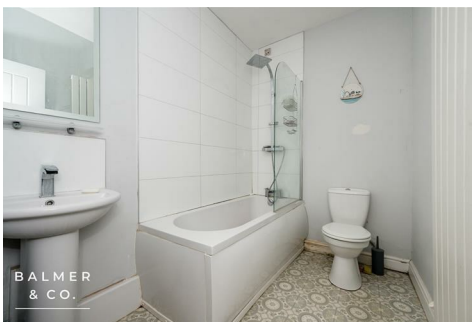
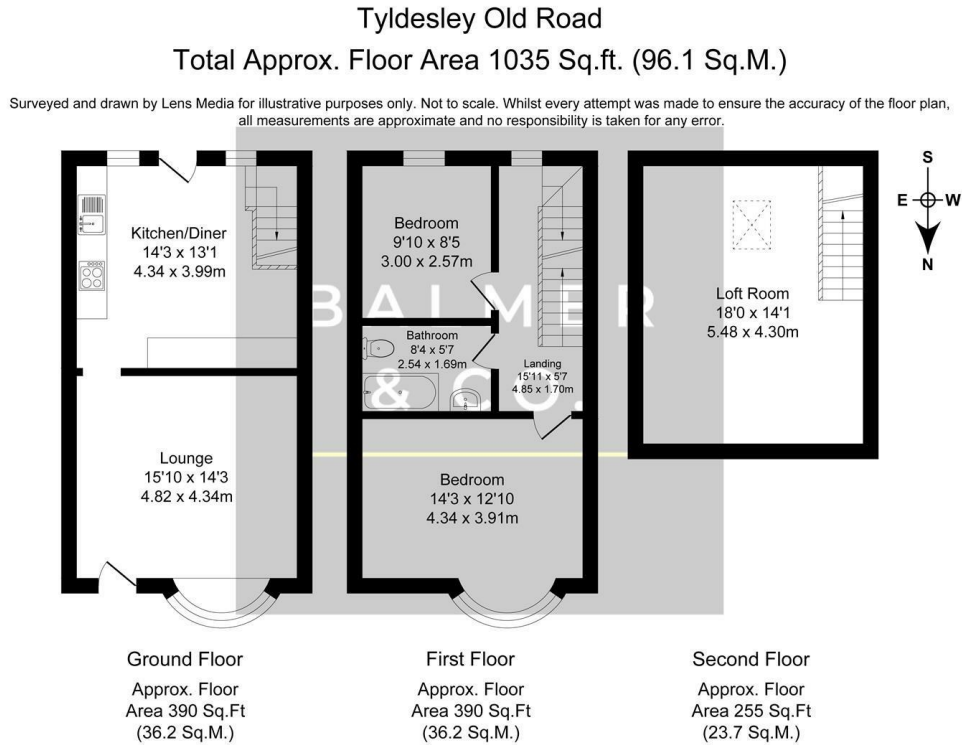


Tyldesley Old Road, Atherton, M46 9EH  
O.I.R.O £230,000

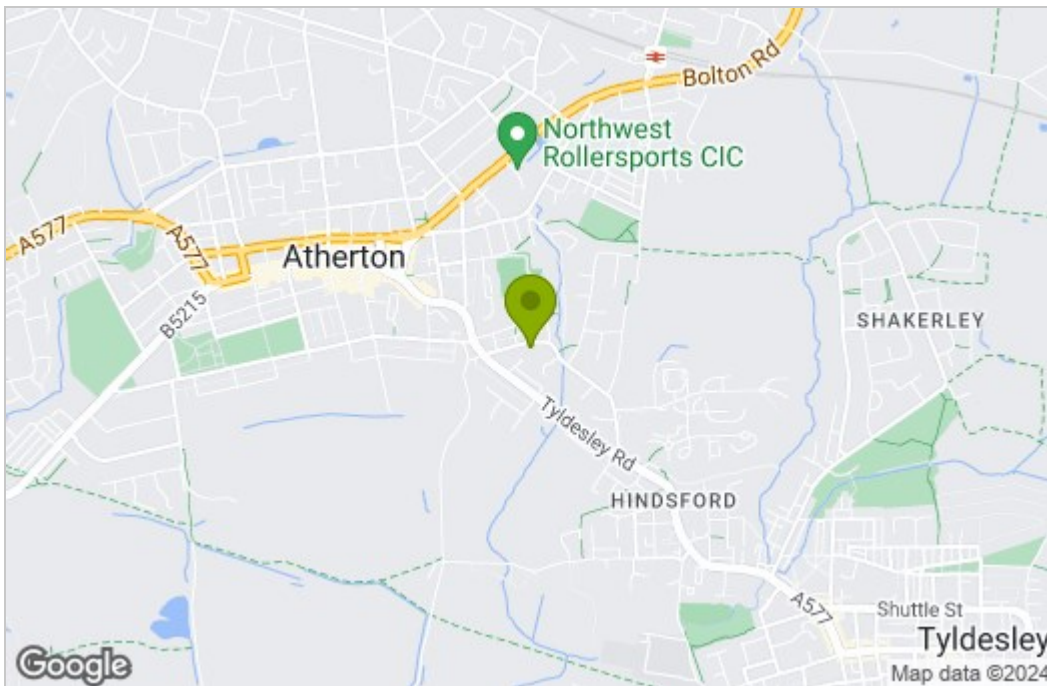


BALMER & CO are delighted to offer FOR SALE this fantastic two bedroom semi-detached house with additional loft room in Atherton. Well presented throughout offering spacious accommodation with no onward chain, this property is situated in popular residential location and is not one to be missed. Entrance to the property reveals a spacious lounge with modern fitted kitchen/diner to the rear. To the first floor there is a large master bedroom, second double bedroom and a three piece family bathroom suite. A further staircase takes you to the loft room complete with Velux window. Externally, the front of the property offers a good sized lawned garden as well off road parking. To the rear is an enclosed South facing garden. Early viewings highly recommended, all enquiries welcome.

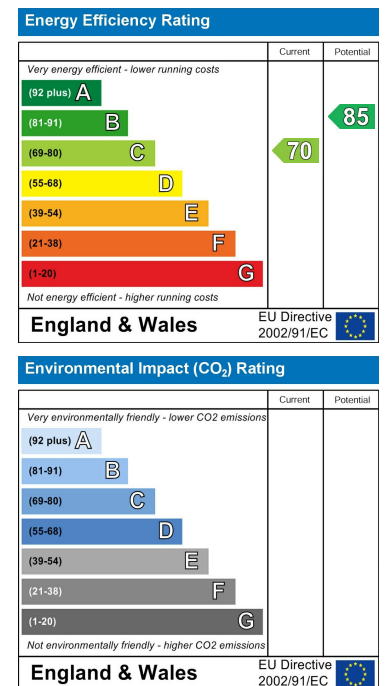
## Floor Plan



## 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.