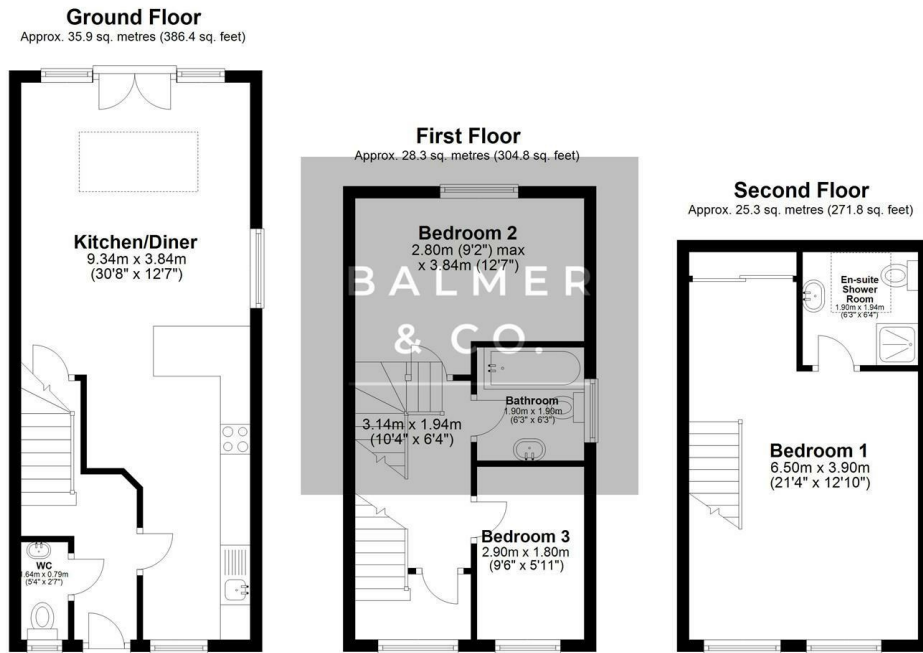


Spinningfield Close, Atherton, M46 0TX  
Offers Over £260,000



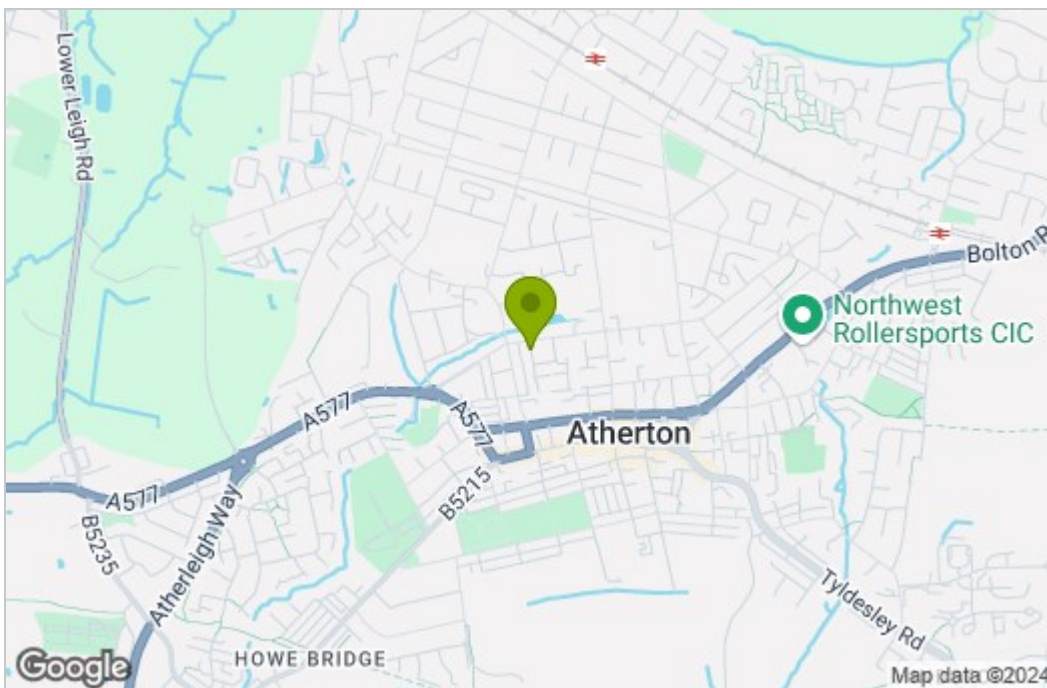
BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom, three storey semi-detached townhouse in Atherton. Immaculately presented throughout and offering excellent family living accommodation, this property comprises in brief of entrance hallway, modern fitted kitchen with integrated appliances, open plan living/dining room with French doors leading to the rear garden, with W.C, completing the ground floor. To the first floor is a large double bedroom, single bedroom and three piece family bathroom. To the second floor is a large master bedroom with Velux windows, dressing area and ensuite shower room completing the accommodation on offer. Outside the property has a driveway to the side whilst to the rear there is a fully enclosed, South-facing rear garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

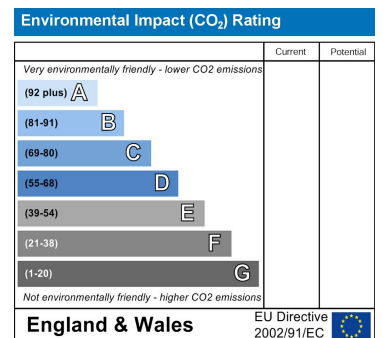
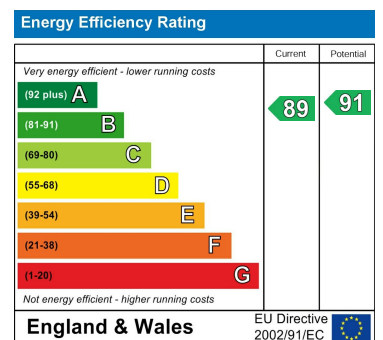


Total area: approx. 89.5 sq. metres (963.1 sq. feet)

## 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.