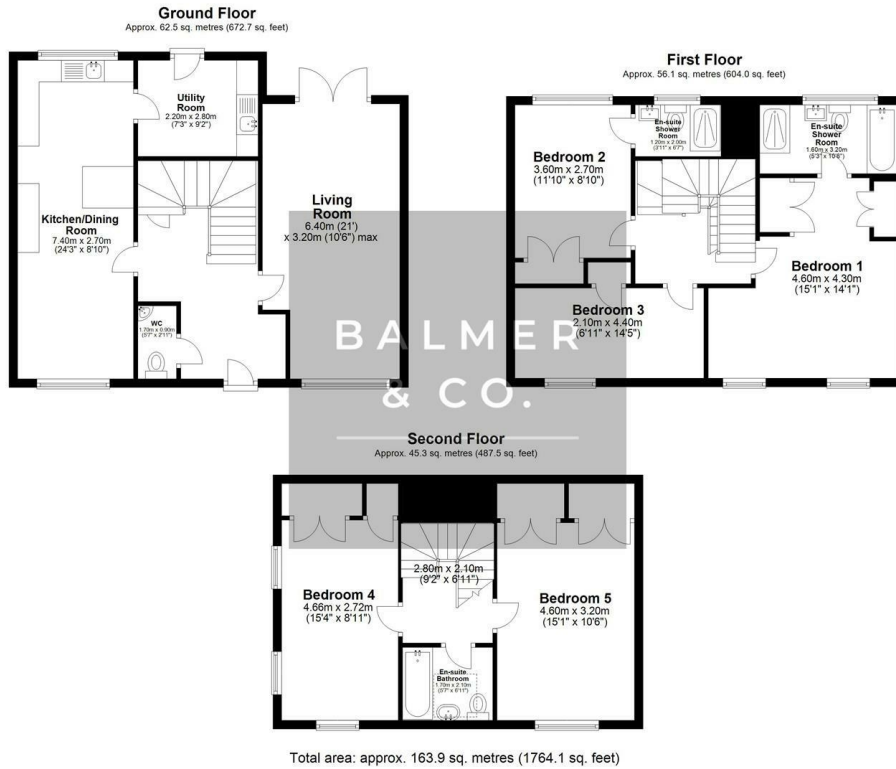


North Croft, Atherton, M46 0SW  
£450,000

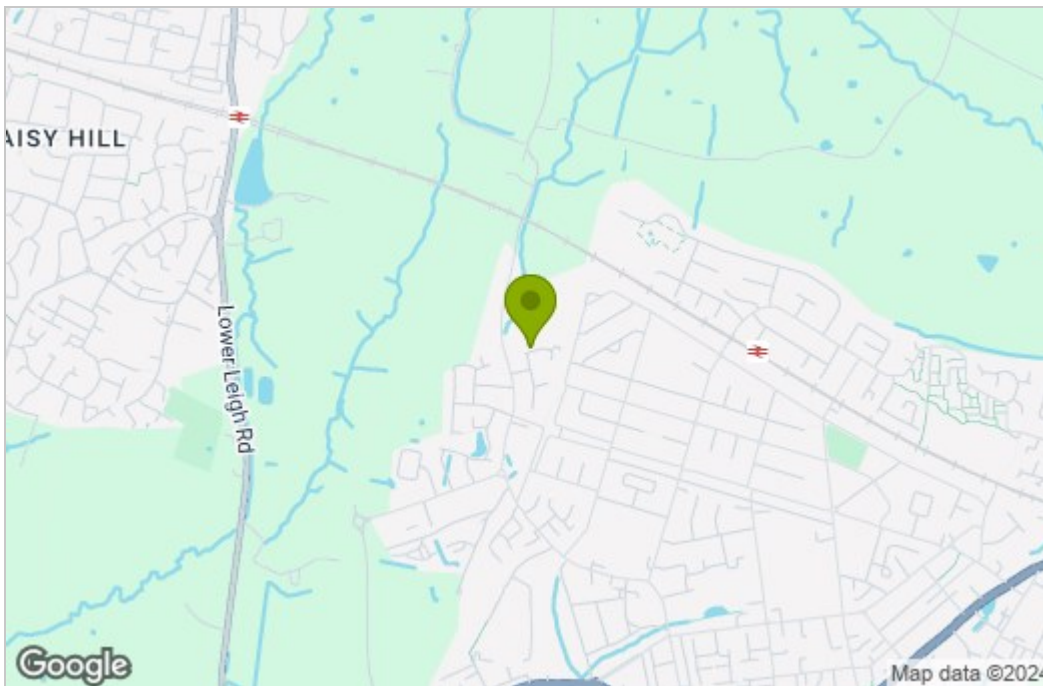


BALMER & CO in ATHERTON are delighted to offer FOR SALE this five bedroom detached family home on the ever popular North Croft development in Atherton. Offering generous accommodation, which is set over three floors and with open views to the rear, it would be perfect for families looking for their forever home. Entrance to the property reveals a hallway with downstairs W.C and open staircase to the first floor. A large dual aspect living room with UPVC patio doors to the rear garden and a spacious kitchen/diner complete with a separate utility room complete the ground floor. To the first floor you'll find the master bedroom with dressing area and four piece ensuite bathroom, a second double bedroom with another ensuite and a third bedroom with fitted storage cupboard. To the second floor are two further double bedrooms and a three piece family bathroom. Externally there is off road parking to the side of the property for two vehicles and a detached garage. To the rear is a low maintenance garden with a summer house which overlooks open fields offering a fantastic level of privacy. Early viewings highly recommended, all enquiries welcome.

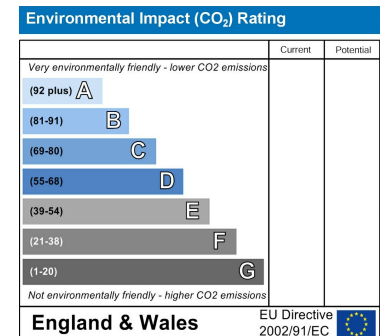
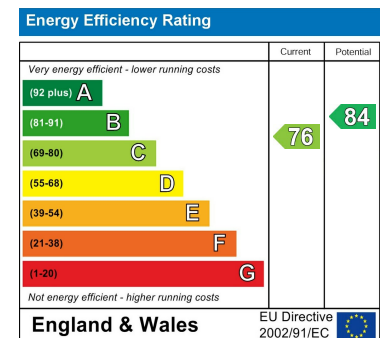
## Floor Plan



## 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.