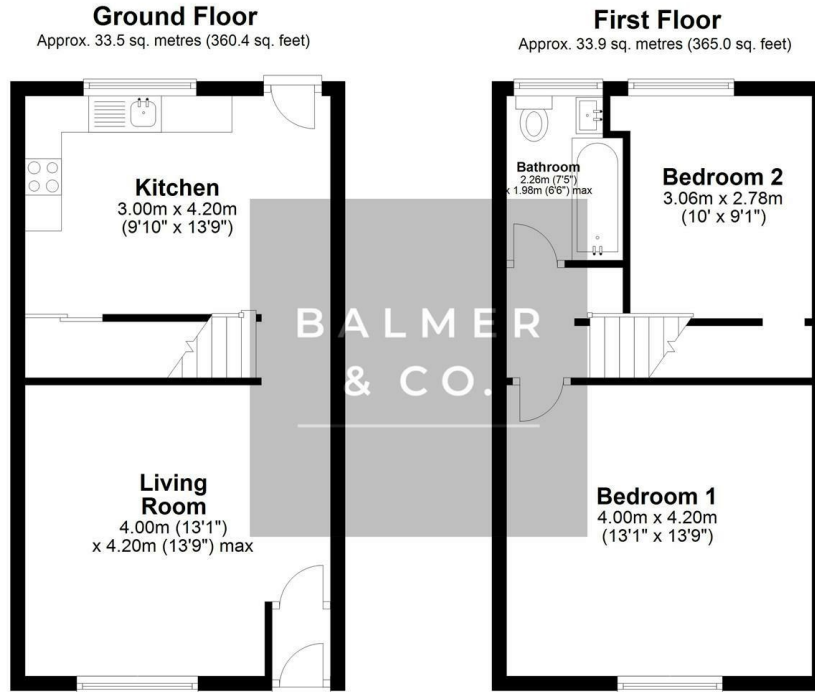


Defiance Street, Atherton, M46 0FE  
£135,000



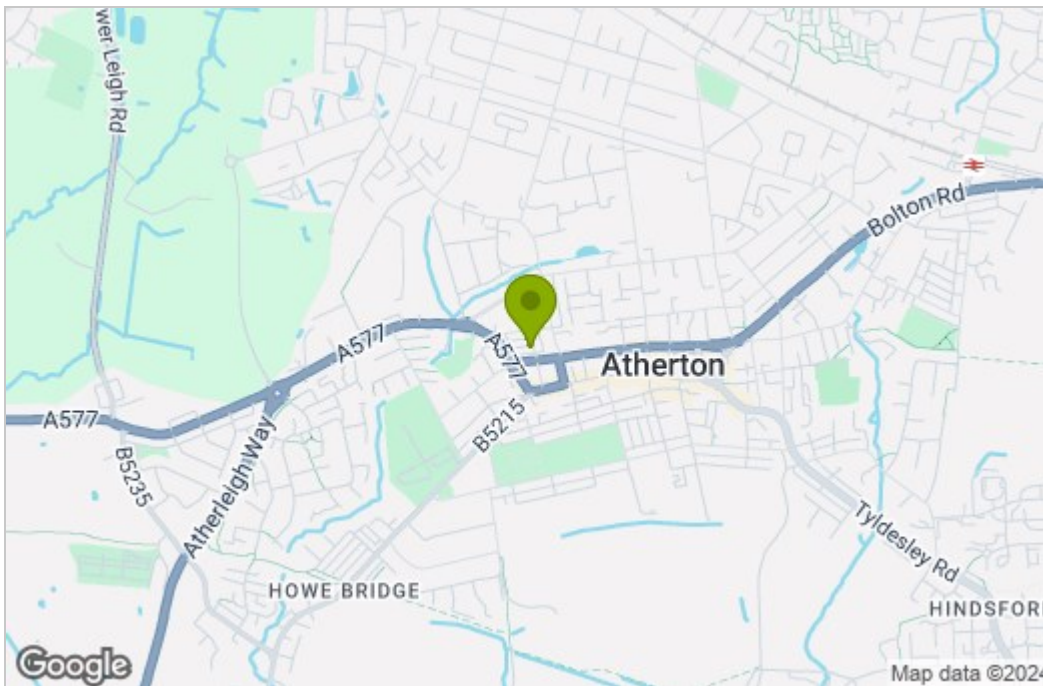
BALMER & CO are delighted to offer FOR SALE this fantastic two bedroom end-terrace property located on Defiance Street in Atherton. Well presented throughout and conveniently placed within walking distance of the town centre, it would make a perfect first time buy. Comprising in brief; entrance vestibule, spacious living room with media wall and a modern fitted kitchen/diner to the ground floor. To the first floor is a large master bedroom, a second double bedroom and a three piece bathroom suite. Externally, the property is pavement fronted, with on street parking to the front and side, whilst to the rear there is a good sized, low maintenance yard. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

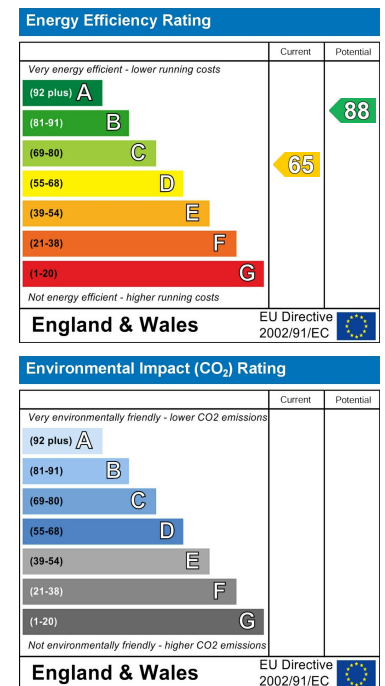


Total area: approx. 67.4 sq. metres (725.3 sq. feet)

## 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.