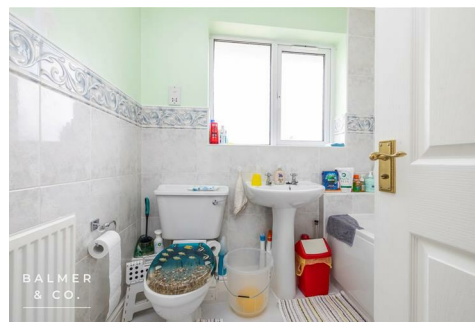
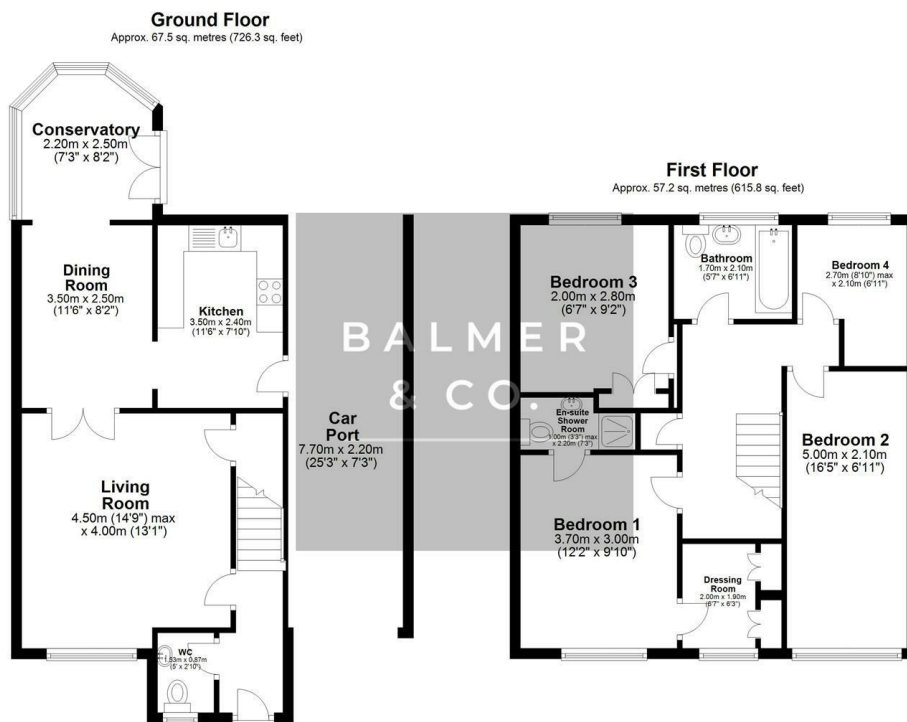


Blacksmiths Fold, Atherton, M46 9DB  
Offers Over £300,000



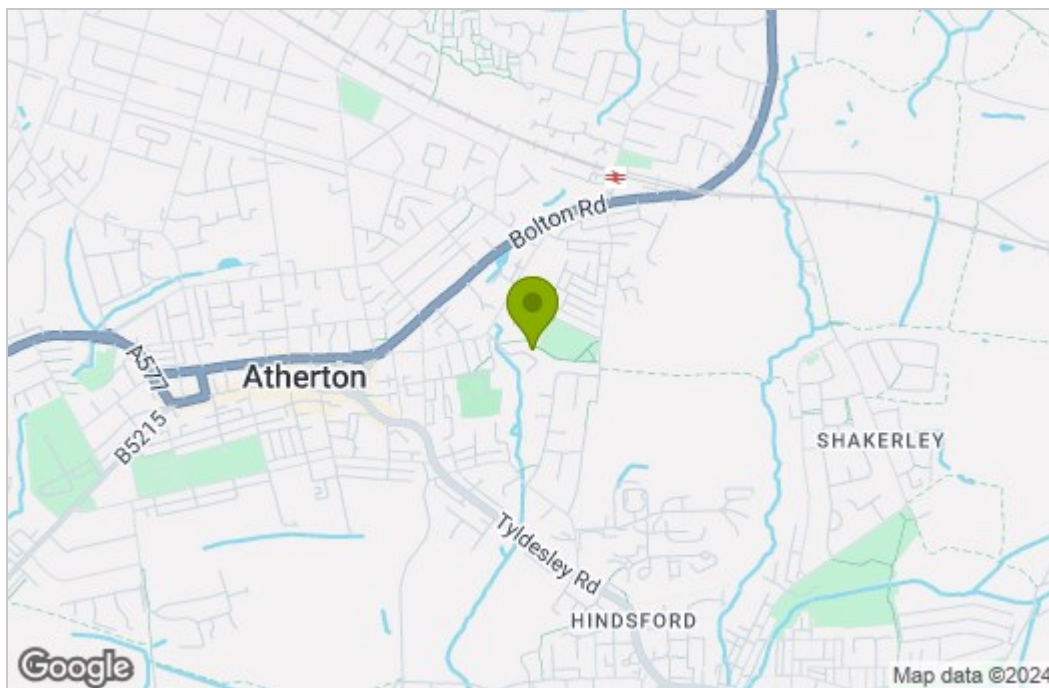
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic four bedroom end mews, situated on the highly popular Blacksmiths Fold development in Atherton. Well presented throughout offering versatile living space, it would be perfect for young or growing families with easy access to a variety of local schools. The ground floor is an entrance hallway with w.c, two reception rooms, a fitted kitchen and a conservatory. To the first floor there are four bedrooms, the master benefitting from an en-suite shower room and dressing room plus a separate three piece family bathroom suite. Externally, off road parking is located to the front of the property with a car port leading to a detached garage and good sized garden to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

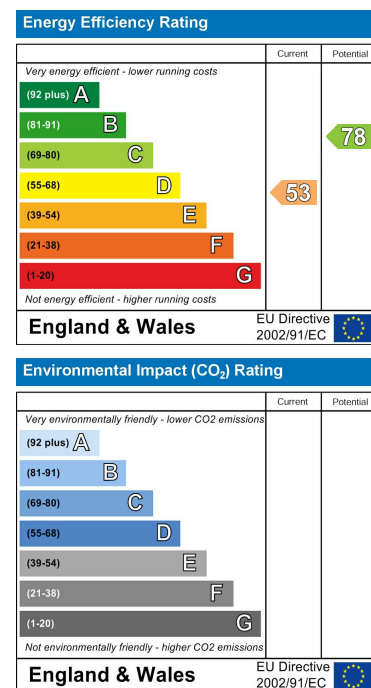


Total area: approx. 124.7 sq. metres (1342.1 sq. feet)

## 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.