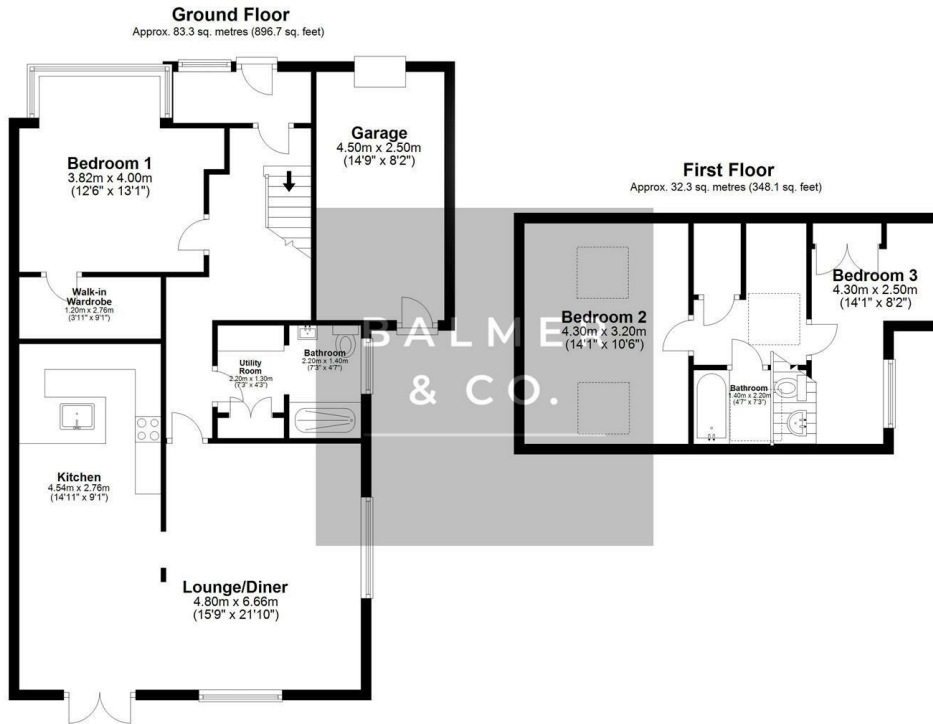


North Road, Atherton, M46 0RF
O.I.R.O £325,000



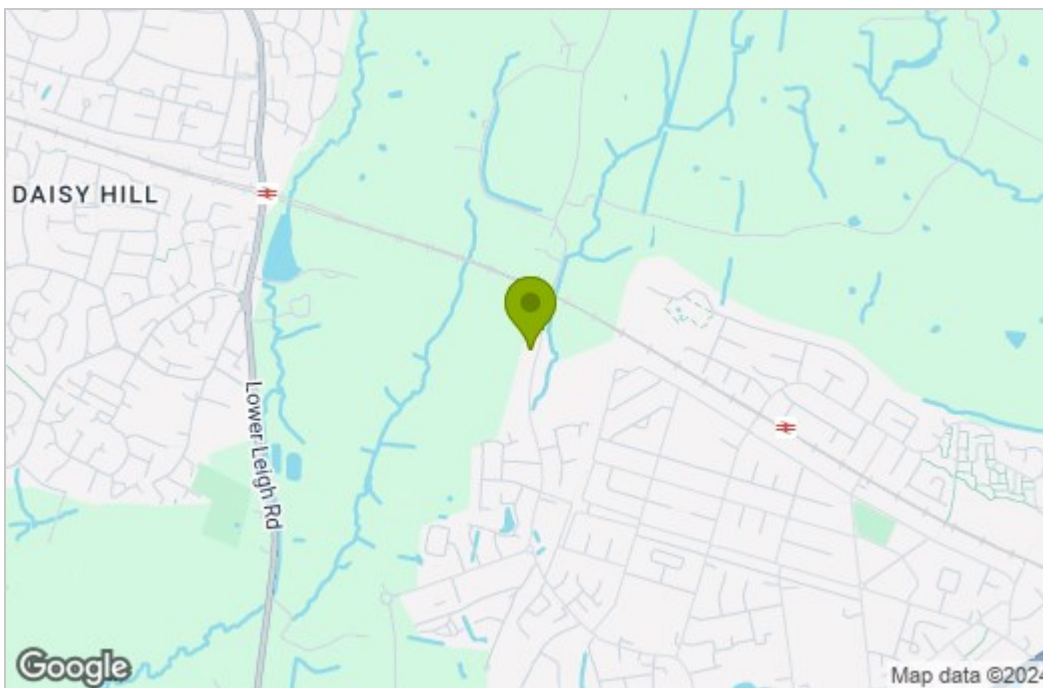
BALMER & CO are delighted to offer FOR SALE this exceptional extended three bedroom semi-detached home, located on the ever popular North Road in Atherton. Finished to an impeccable standard throughout, with open aspect views to the rear and the added bonus of no onward chain, it simply must be viewed to be fully appreciated. Entrance to the property is via a porch revealing a hallway which provides access to the ground floor bedroom, complete with walk in wardrobe. A large open plan lounge/kitchen/diner is located to the rear with patio doors opening out into the garden. A utility room/shower room completes the ground floor. An open staircase then takes you to the first floor where there are two further bedrooms, a double and a single, and a three piece bathroom suite. Externally there is a well kept front garden with large driveway offering off road parking for multiple vehicles leading to an attached garage with electric door. To the rear is an enclosed rear garden with open aspect views offering a fantastic level of privacy. Early viewings highly recommended, all enquiries welcome.

Floor Plan

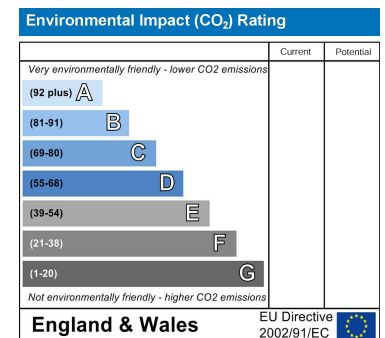
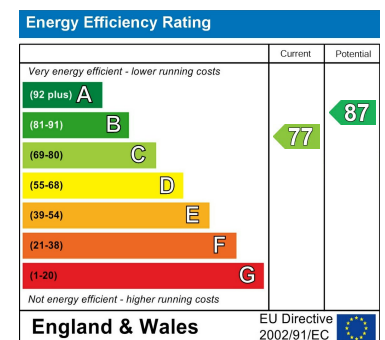


Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

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.