

Norfolk Road, Atherton, M46 9PS  
Offers Over £150,000



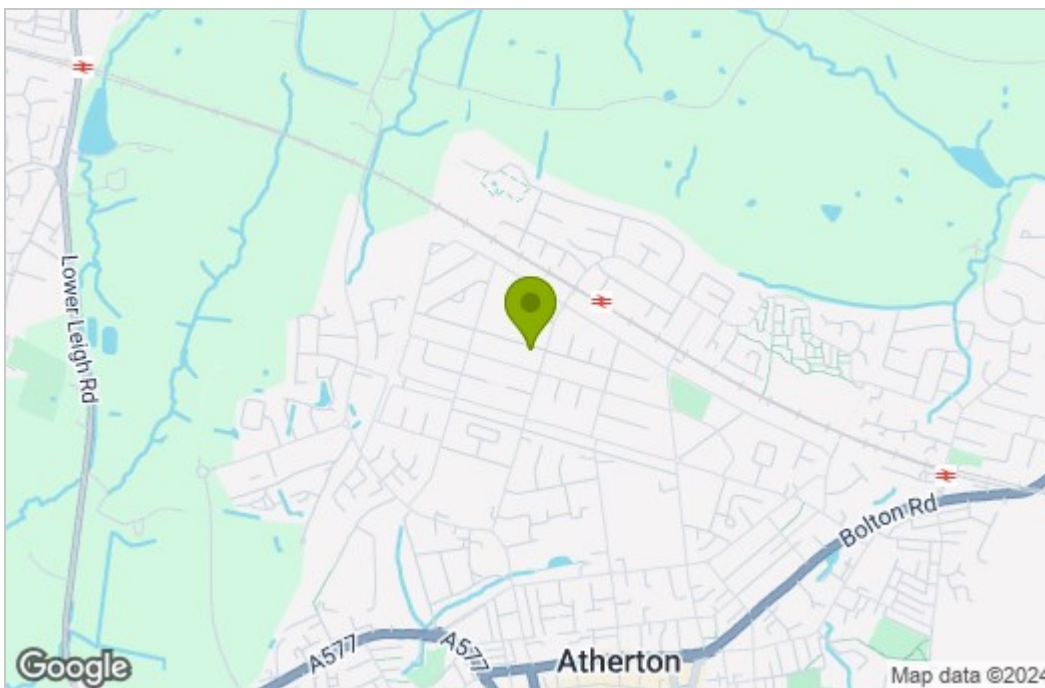
BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property, located on Norfolk Road in Atherton. Although it is in need of modernisation it occupies a fantastic plot with gardens to the front, side and rear and is ideally offered with no onward chain. Comprising in brief; entrance hallway, dual aspect living room and fitted kitchen to the ground floor. To the first floor are three bedrooms and three piece bathroom completing the accommodation. Externally there is a large wrap around garden with the scope to extend/add a driveway, subject to relevant permission. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

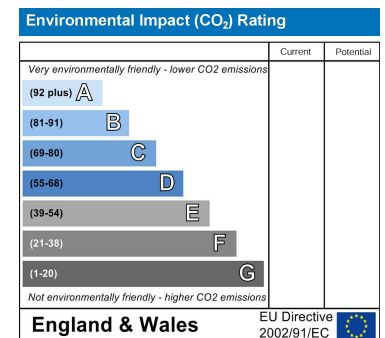
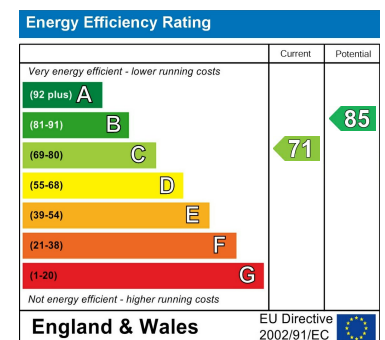


Total area: approx. 74.2 sq. metres (798.8 sq. feet)

## 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.