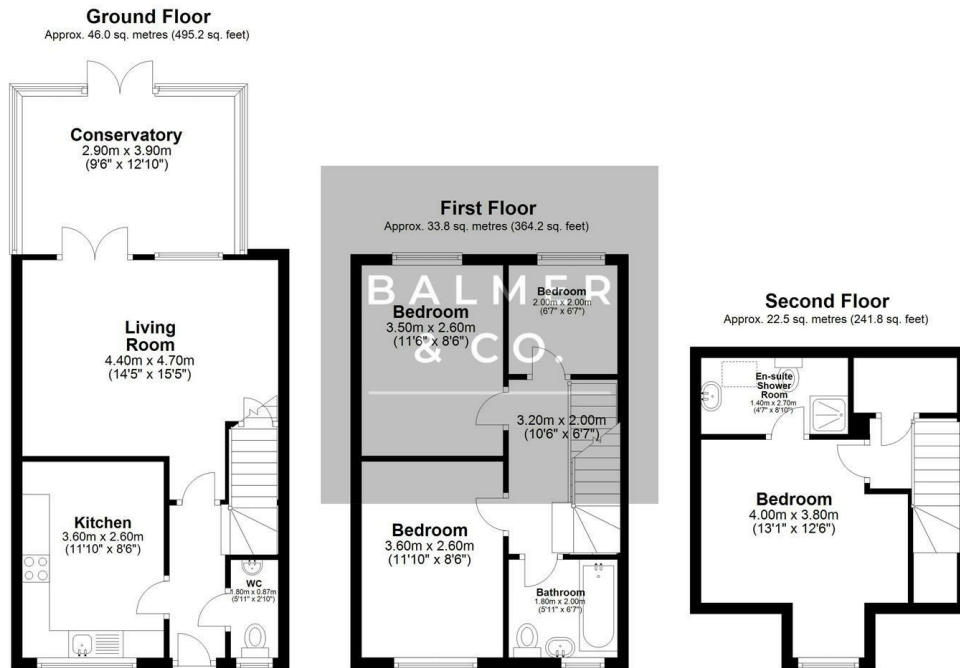


Blakemore Park, Atherton, M46 0EY  
O.I.R.O £230,000



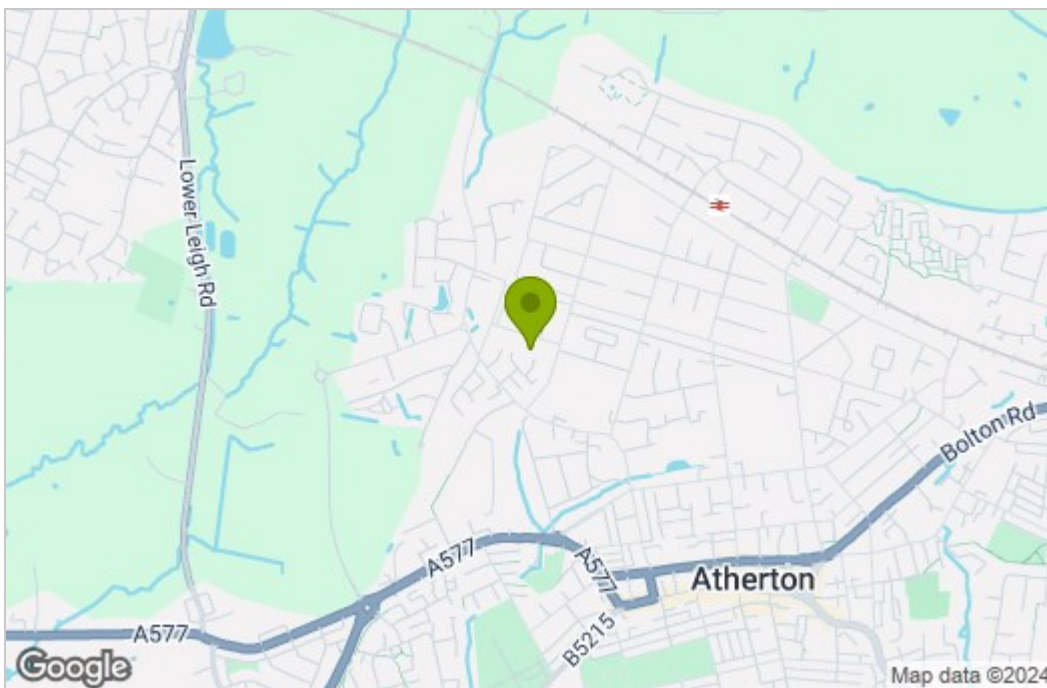
BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom semi-detached house tucked away in a cul-de-sac position on Blakemore Park in Atherton. Built over three storeys, this property offers excellent family living accommodation and is sold with no onward chain. Comprising in brief; entrance hallway with W.C, fitted kitchen and a living room with French doors leading to the conservatory which completes the ground floor. To the first floor are three bedrooms and a three piece family bathroom suite. To the second floor is a large master bedroom with fitted wardrobes and ensuite shower room. Externally, the front of the property has a nicely presented garden with a separate driveway and garage. To the rear is a fully enclosed private garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

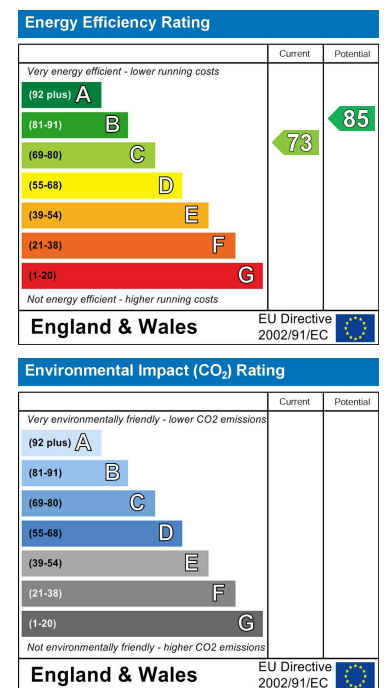


Total area: approx. 102.3 sq. metres (1101.2 sq. feet)

## 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.