

Croft Avenue, Atherton, M46 9FH  
Offers Over £280,000



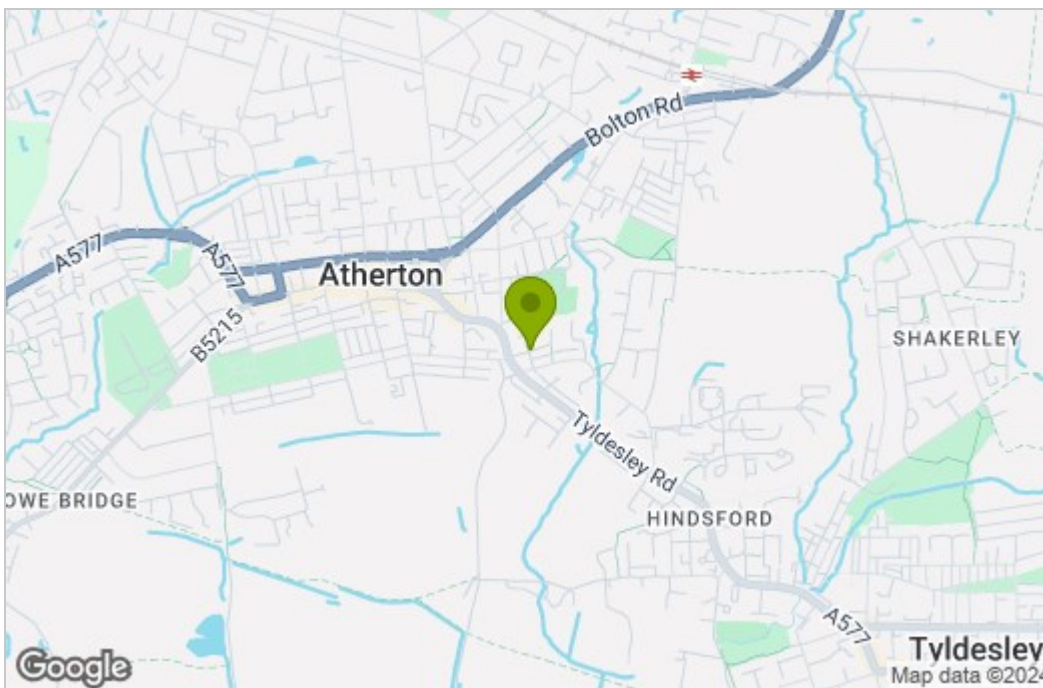
BALMER & CO in ATHERTON are delighted to offer FOR SALE this exceptional semi-detached property, tucked away on Croft Avenue in Atherton. Tastefully decorated and finished to an impeccable standard throughout this stunning home is a true credit to its current owners. With a double storey extension to the side it offers generous accommodation and with its popular location, it is not one to be missed. Entry to the property reveals a hallway which provides access to the lounge as well as the staircase to the first floor. A large dining room, complete with bar area, is located to the rear which also leads out to the rear garden via patio doors. A fitted kitchen with integrated appliances completes the ground floor. To the first floor are three bedrooms, two are doubles and the master benefitting from fitted furniture. A three piece bathroom suite plus separate w.c complete the internal accommodation. Externally, the property occupies a corner position with a large enclosed garden offering an excellent degree of privacy as well as a detached garage. To the front is a low maintenance front garden as well as off road parking. Early viewings advised, all enquiries welcome.

## Floor Plan

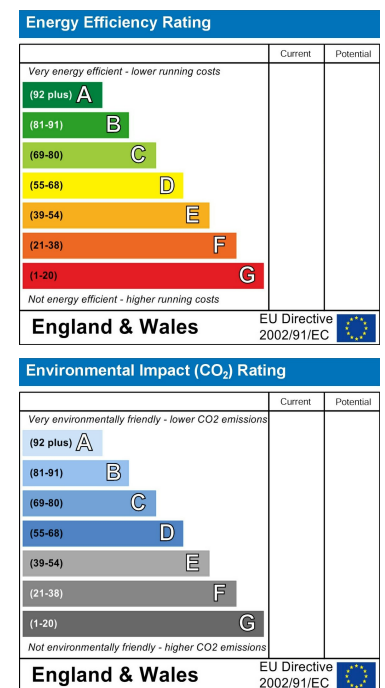


Total area: approx. 97.4 sq. metres (1047.9 sq. feet)

## 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.