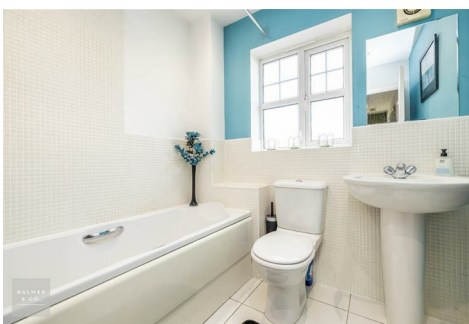


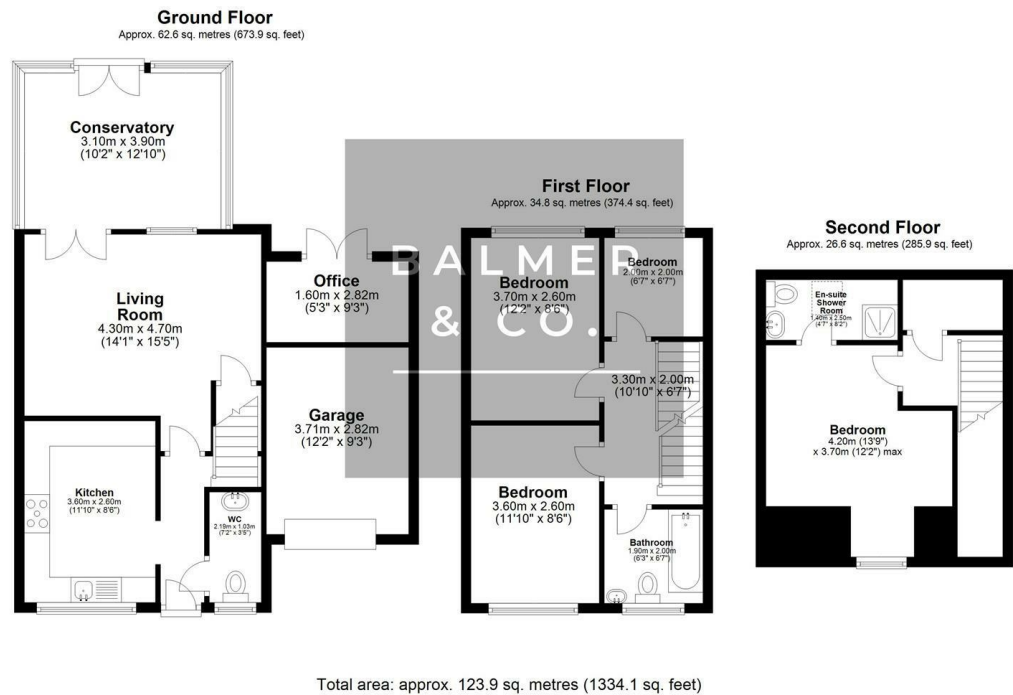
Withington Close, Atherton, M46 0EZ  
Offers Over £270,000



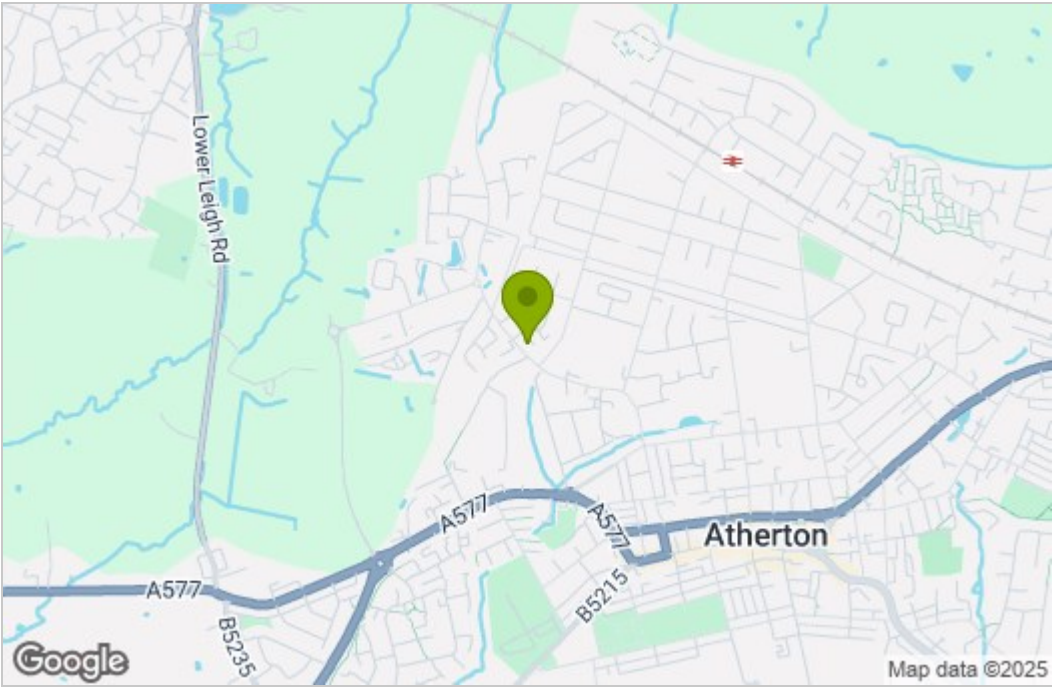


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic four bedroom detached house tucked away on Withington Close in Atherton. Built over three storeys and well presented throughout this property offers versatile living accommodation and with the bonus of being offered for sale with no onward chain it must be viewed to appreciate. Comprising in brief; entrance hallway with W.C, fitted kitchen with integrated appliances and a living room with French doors leading to the conservatory which is currently used as a dining room. To the first floor are three bedrooms, one currently used as a cinema room and a three piece bathroom suite. To the second floor is a large master bedroom with fitted furniture and an en-suite wet room. Externally, the front of the property offers ample off road parking with an attached garage accessed by an up and over door. To the rear is a low maintenance private garden offering access to the rear section of the garage which has been converted into an office space. Early viewings highly recommended, all enquiries welcome.

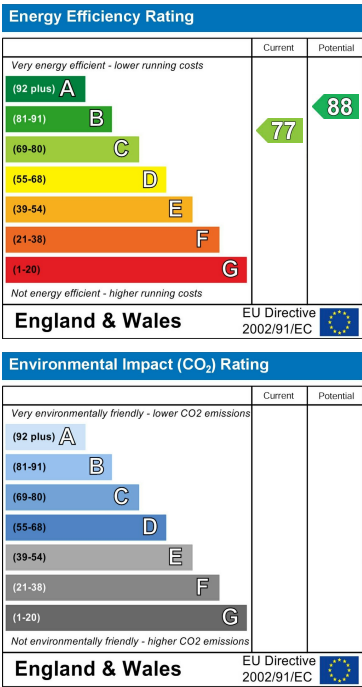
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.