

Albion Close, Atherton, M46 0GL

£240,000



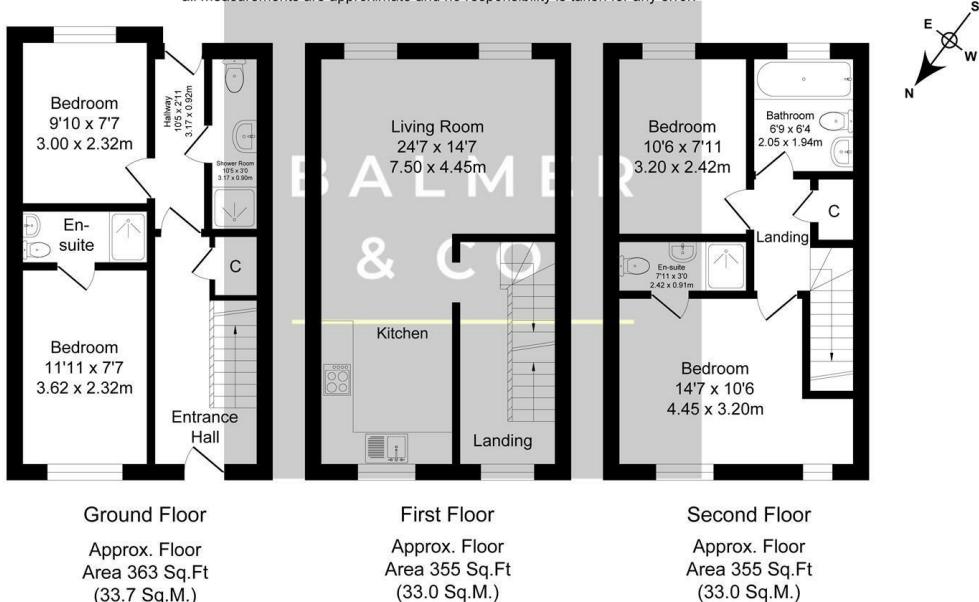
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic four bedroom townhouse, situated on the highly popular Gadbury Fold development in Atherton. Immaculately presented throughout offering versatile living space, it would be perfect for young or growing families. The ground floor comprises; entrance hallway, double bedroom with en-suite shower room, bedroom/sitting room and ground floor shower room. To the first floor is a modern open plan lounge, kitchen/dining room. To the second floor are two further double bedrooms, one with an en-suite shower room plus a separate family bathroom suite. Externally, off road parking for two vehicles is located to the front of the property with a stunning landscaped garden to the rear offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

Floor Plan

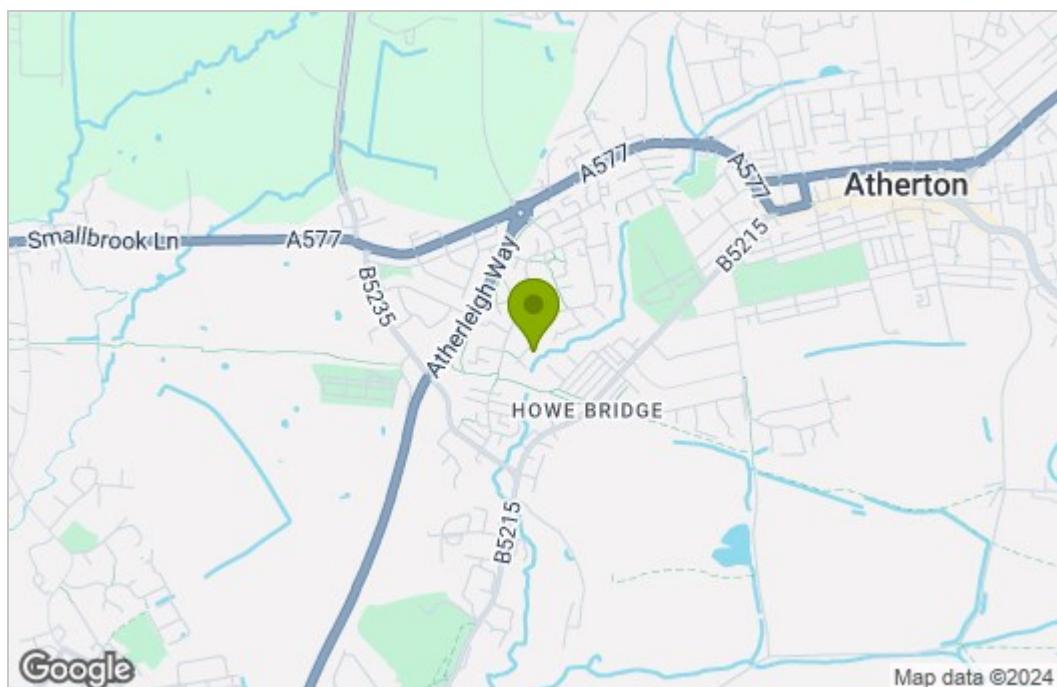
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Total Approx. Floor Area 1073 Sq.ft. (99.7 Sq.M.)

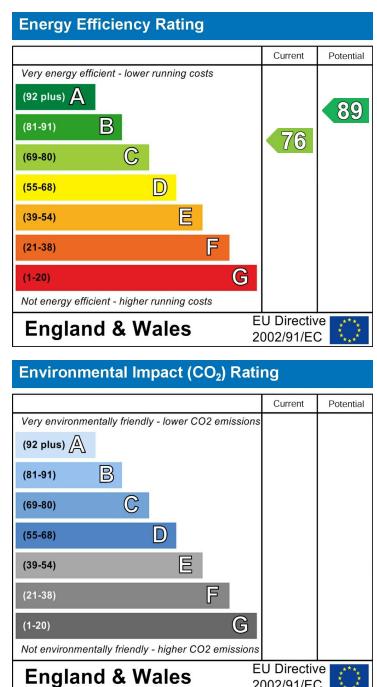
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.