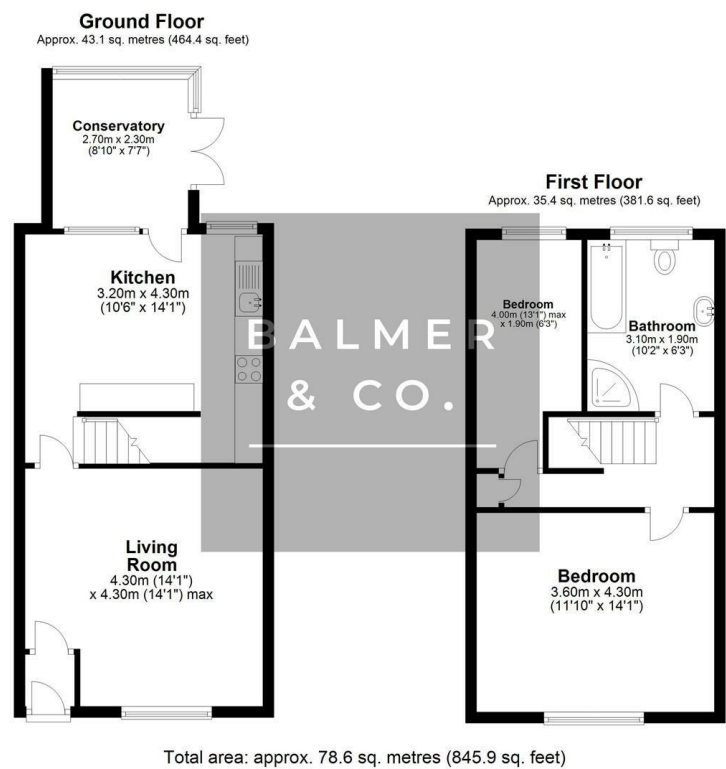


Grafton Street, Atherton, M46 0QR
Offers Over £160,000

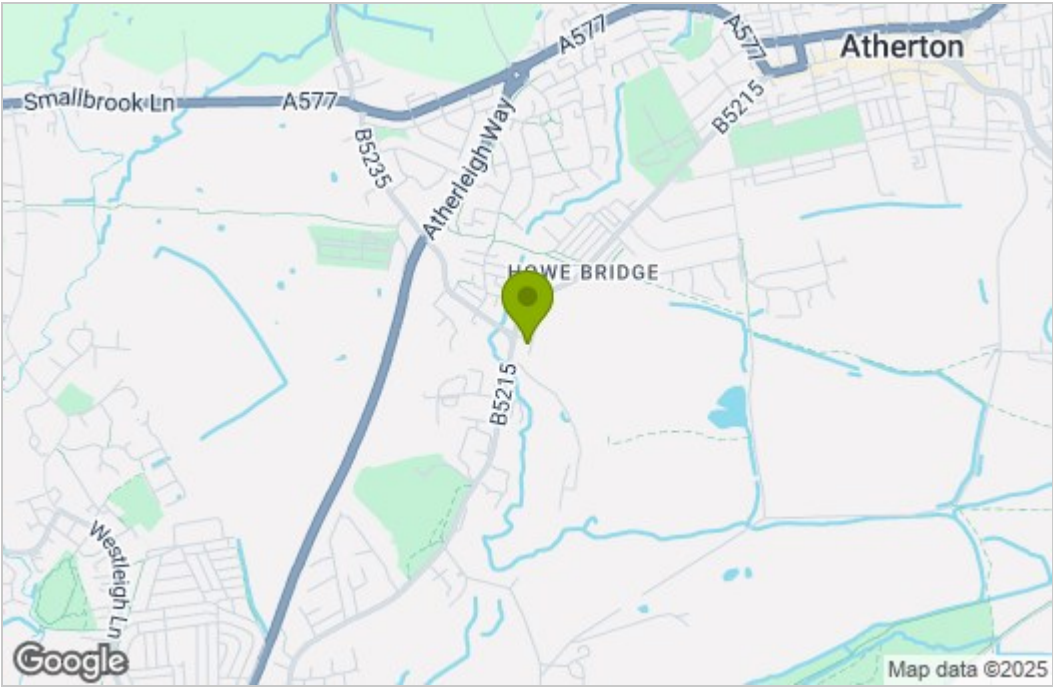


BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom end terrace property located on Grafton Street in the popular and well regarded Howe Bridge area of Atherton. Complete with a large plot of land to the rear offering the potential for development, subject to relevant planning permission and ideally offered for sale with no onward chain it would suit a range of buyers. The ground floor comprising in brief entrance vestibule, living room with feature gas fireplace, fitted kitchen/dining room with integrated appliances plus a conservatory to the rear. To the first floor is the master double bedroom, second single bedroom and a four piece family bathroom completing the accommodation on offer. Externally, there are low maintenance gardens to the front and rear. Early viewings highly recommended, all enquiries welcome.

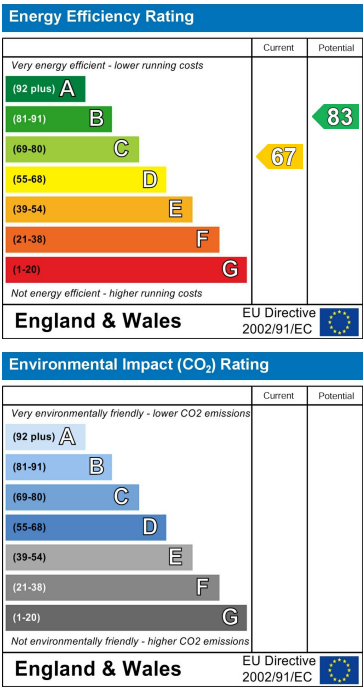
Floor Plan



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.