Bee Fold Lane, Atherton, M46 OTT £290,000















BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom detached family home, situated on the highly popular Bee Fold Lane development in Atherton. Well presented throughout and conveniently placed within walking distance of the town centre, it would be perfect for young or growing families. Briefly comprising; entrance hall, living room, and modern fitted kitchen/diner with integrated appliances. A separate utility room, w.c and integral garage complete the ground floor. To the first floor is a large master bedroom with ensuite shower room, two further double bedrooms and a three piece family bathroom suite. Externally, to the front of the property is a driveway for two vehicles whilst to the rear there is an elevated, landscaped garden. Early viewings highly recommended, all enquiries welcome.

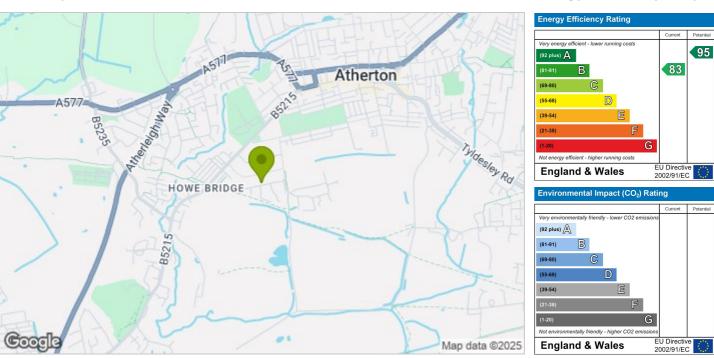
Floor Plan

Bee Fold Lane Total Approx. Floor Area 1062 Sq.ft. (98.7 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. Dining Kitchen 20'9 x 8'4 6.33 x 2.55m 12'0 x 8'8 Living Room 14'11 x 9'3 4.55 x 2.82m Bedroom 11'10 x 11'2 С 3.60 x 3.40m 3 50 x 2 80m Garage 17'2 x 7'10 Ground Floor First Floor Approx. Floor Approx. Floor Area 555 Sq.Ft Area 507 Sq Ft (47.1 Sq.M.) (51.6 Sq.M.)

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.