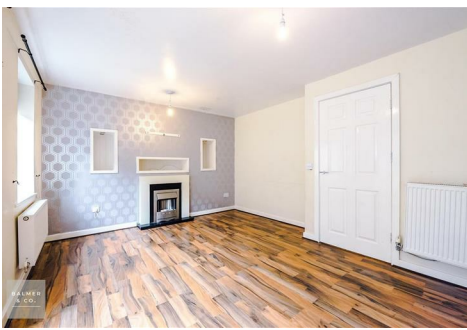


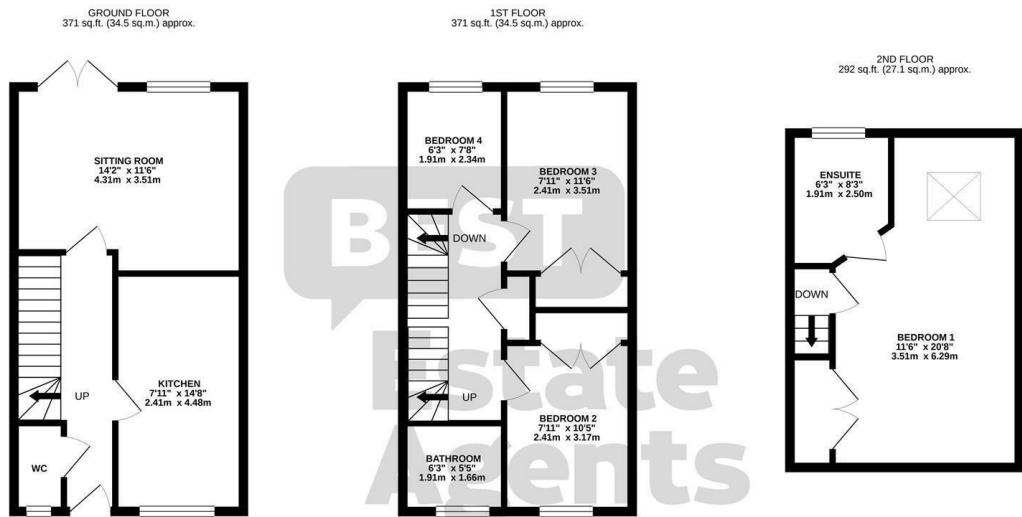
Railway Street, Atherton, M46 0HG  
£175,000





BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern four bedroom Townhouse located on Railway Street in Atherton. Conveniently placed with access to a range of amenities including shops, schools and transport links as well as offered for sale with no onward chain it would make a great family home. The property briefly comprises entrance hallway, downstairs w/c, fitted kitchen/dining room and spacious sitting room with patio doors leading to the rear garden. To the first floor are two double bedrooms, both with fitted storage, a third single bedroom and a three piece family bathroom suite. A further double bedroom with en suite is located to the top floor completing the internal accommodation. Externally, there is a small garden area with off road parking to the front of the property with an enclosed garden to the rear which is not overlooked. Early viewings highly recommended, all enquiries welcome.

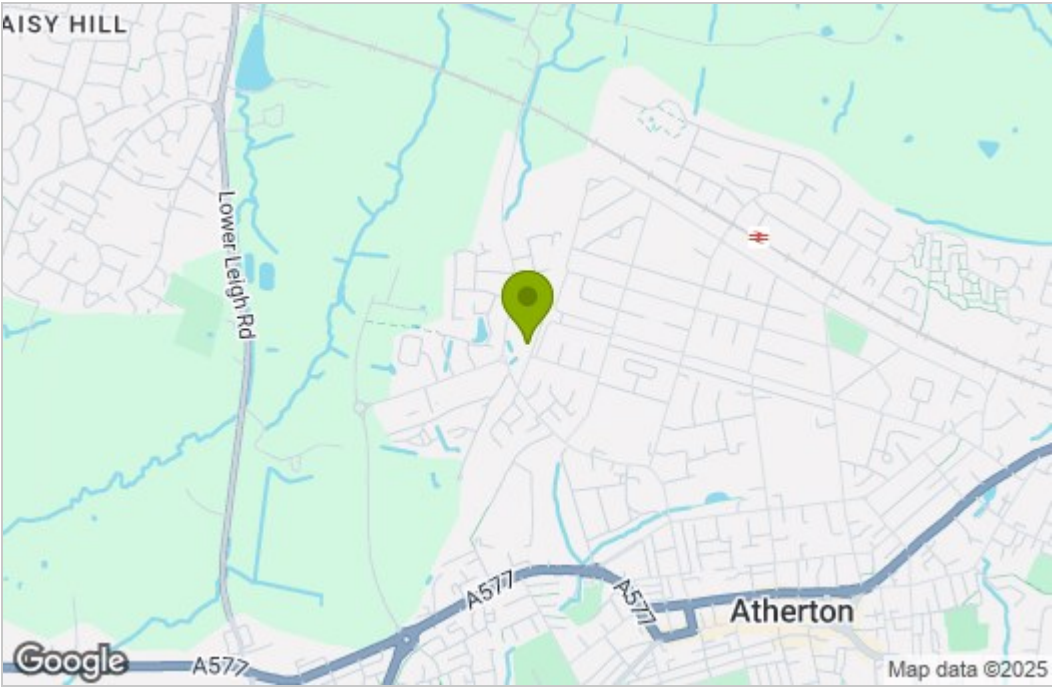
Floor Plan



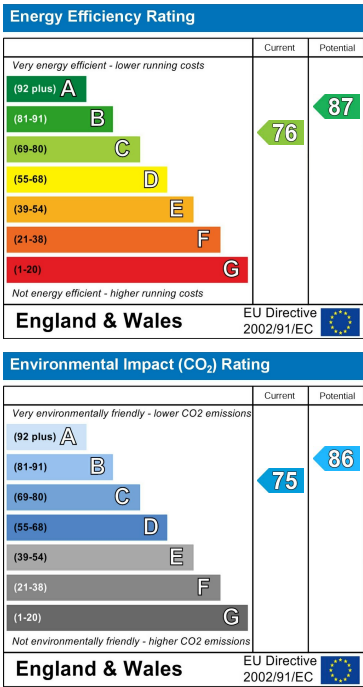
TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.