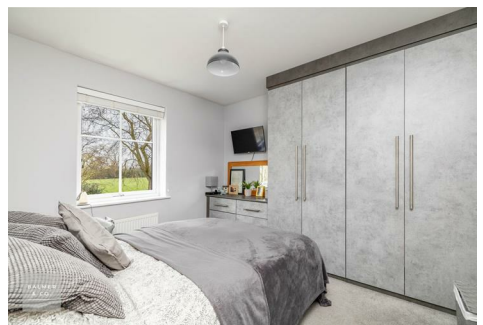


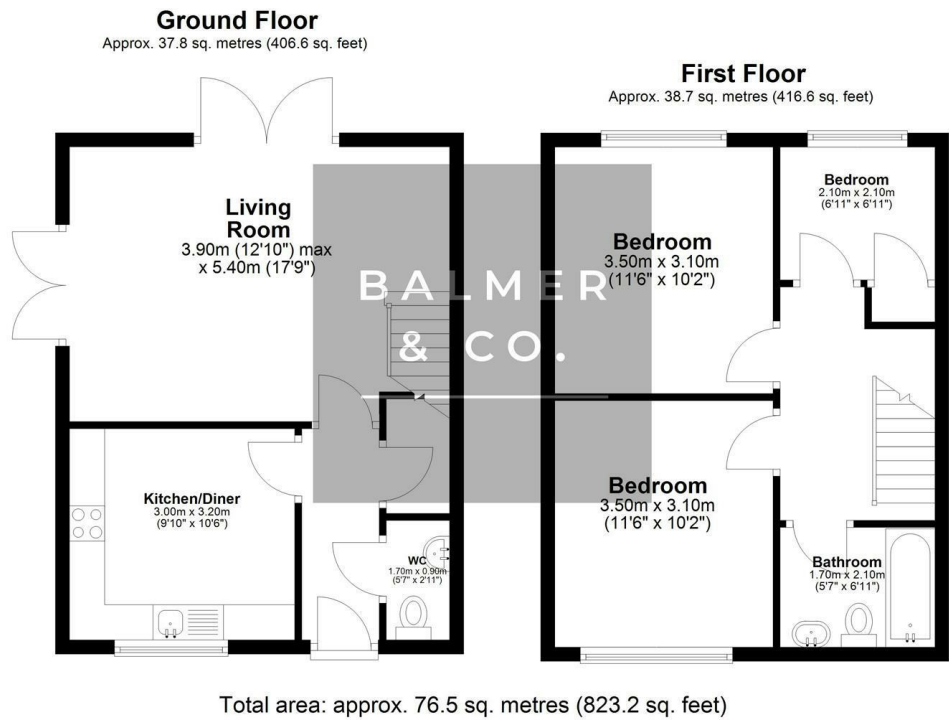
Formby Avenue, Atherton, M46 0HX  
£250,000





BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern three bedroom detached property, occupying a fantastic corner plot on Formby Avenue in Atherton. Immaculately presented throughout and located only a short walk away from the town centre where you'll find a wide range of amenities it would make a great family home. In brief the ground floor comprises entrance hallway, downstairs w.c, living room with two sets of patio doors to the garden and a fitted kitchen with integrated appliances. To the first floor is a master bedroom benefitting from fitted wardrobes, a second double bedroom, a single bedroom and a three piece family bathroom suite. Externally, the property occupies a large corner plot with gardens to the front, side and rear with an off road parking space completing the accommodation on offer. Early viewings highly recommended, all enquiries welcome.

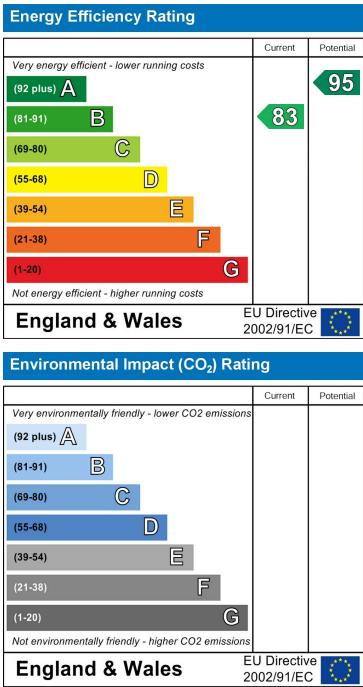
Floor Plan



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.