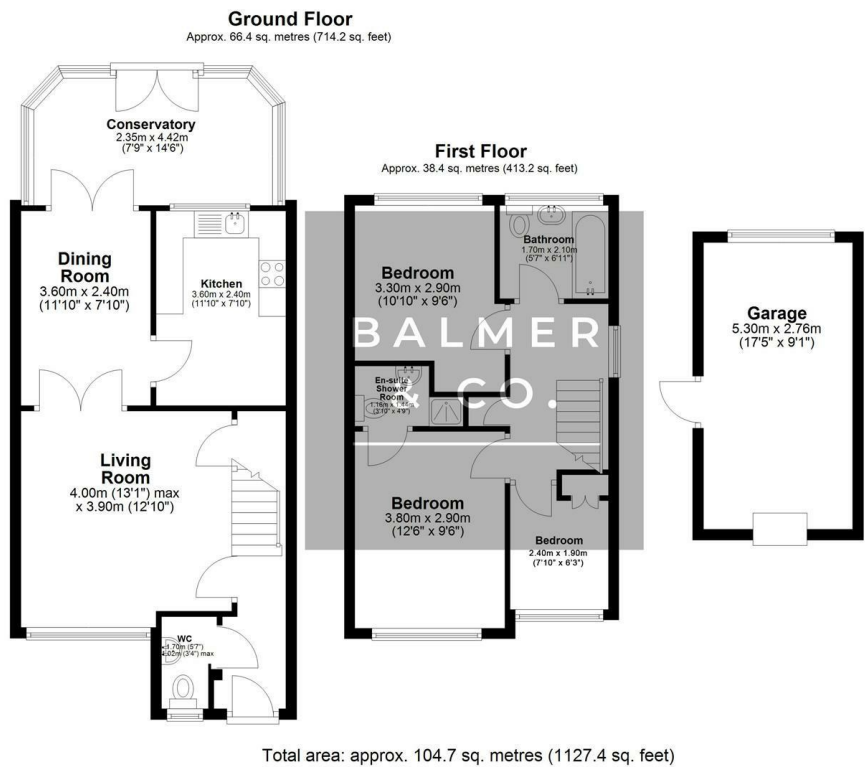


Blacksmiths Fold, Atherton, M46 9DB
£270,000

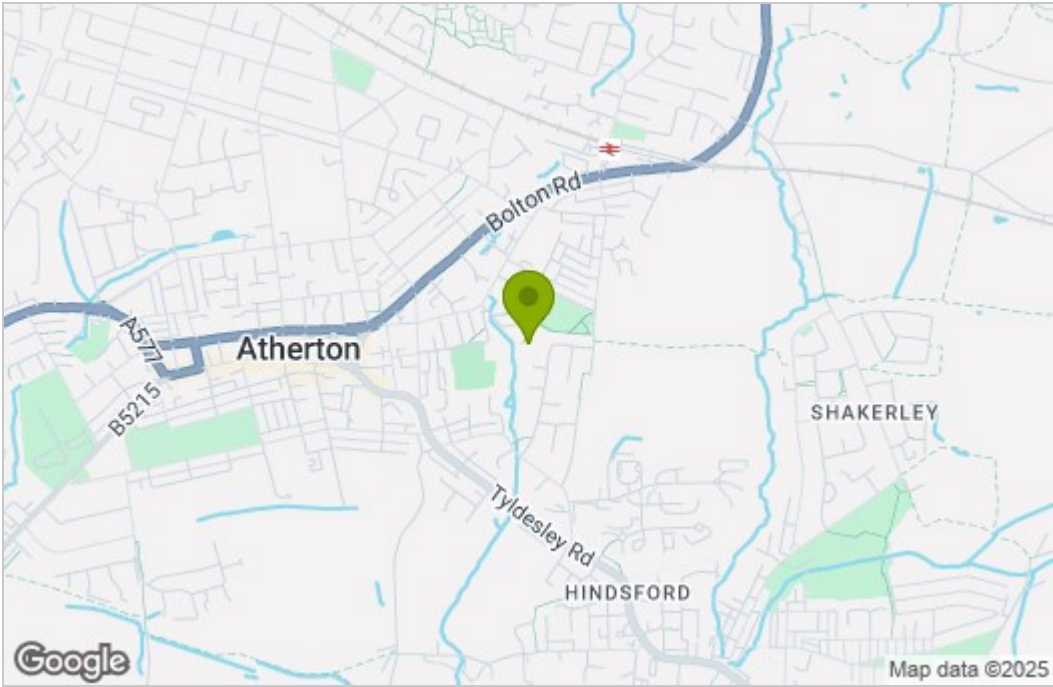


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached home, situated on the highly popular Blacksmiths Fold development in Atherton. Well presented throughout whilst occupying an enviable plot it would be perfect for young or growing families. To the ground floor is an entrance hallway with w.c, two reception rooms, a modern fitted kitchen and a conservatory with wood burner. To the first floor there are three bedrooms, the master benefitting from an en-suite shower room, plus a separate three piece family bathroom suite. Externally, off road parking is located to the front of the property leading to a detached garage with a good sized, private garden to the rear. Early viewings highly recommended, all enquiries welcome.

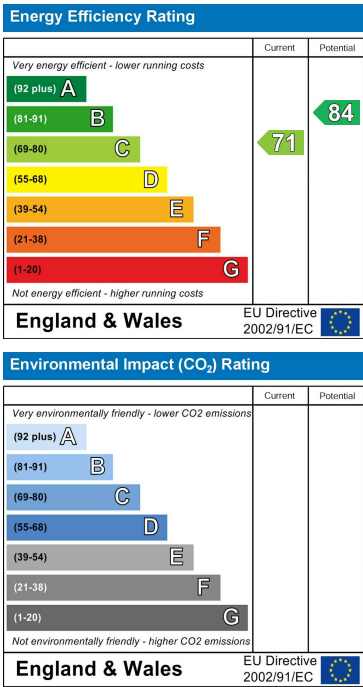
Floor Plan



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.