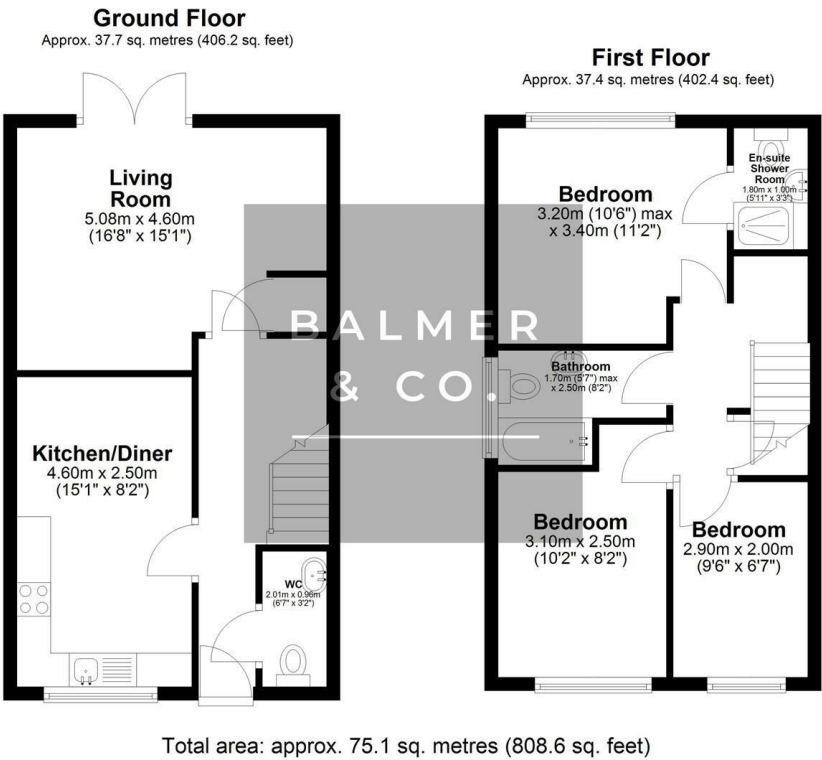


Stothert Street, Atherton, M46 0TF
Offers Over £230,000

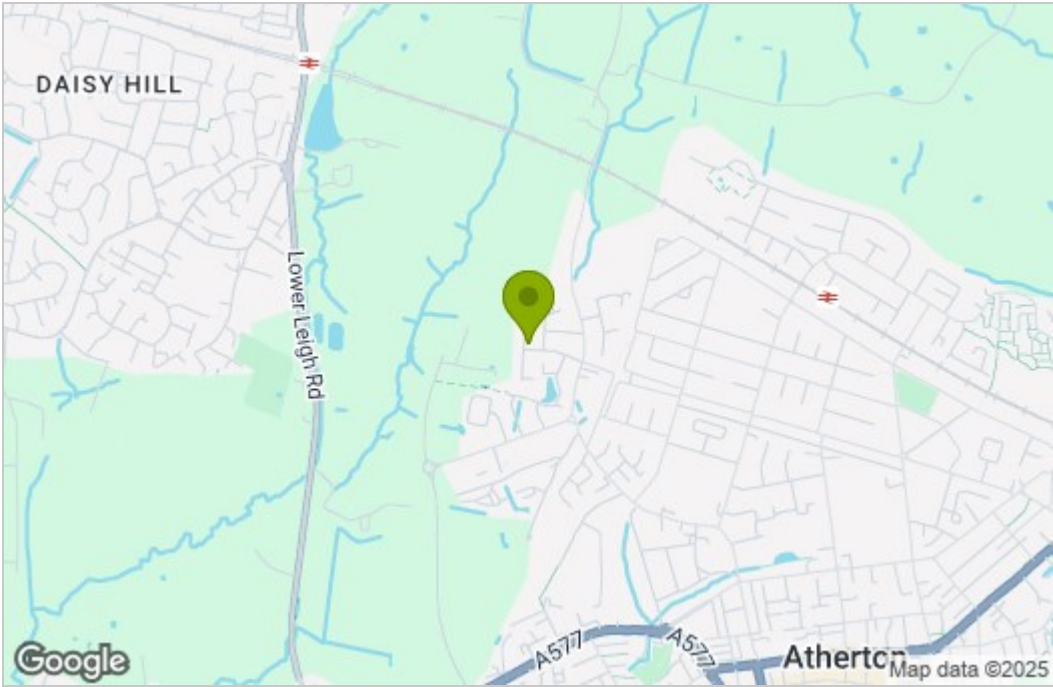


BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern three bedroom semi detached property, located on the highly popular Cottonfields development in Atherton. Well presented throughout and still covered by its NHBC Warranty, it is ready to move into making an ideal first time buy as it can also be offered with no onward chain. The ground floor comprising in brief; entrance hallway with w.c, lounge with patio doors to the rear garden and a modern fitted kitchen/dining room. To the first floor are three bedrooms, the master benefitting from an en-suite shower room with a three piece bathroom suite completing the accommodation. Externally, there is off road parking for two vehicles to the front of the property with a private, enclosed garden to the rear. Early viewings highly recommended, all enquiries welcome.

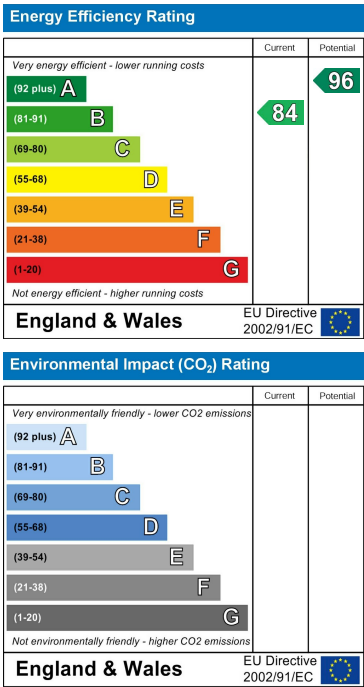
Floor Plan



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.