

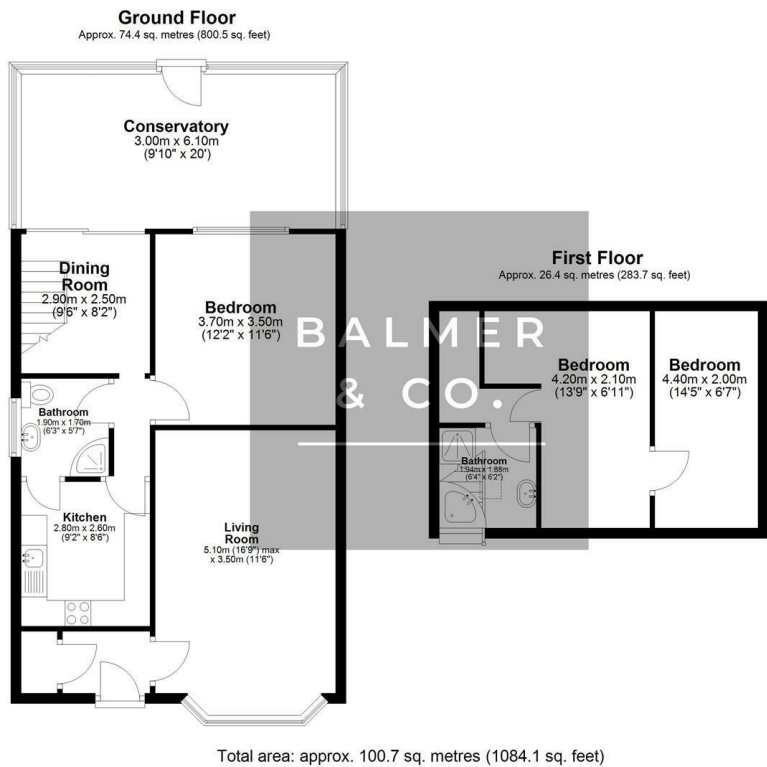
Leigh Road, Atherton, M46 0PN  
£260,000



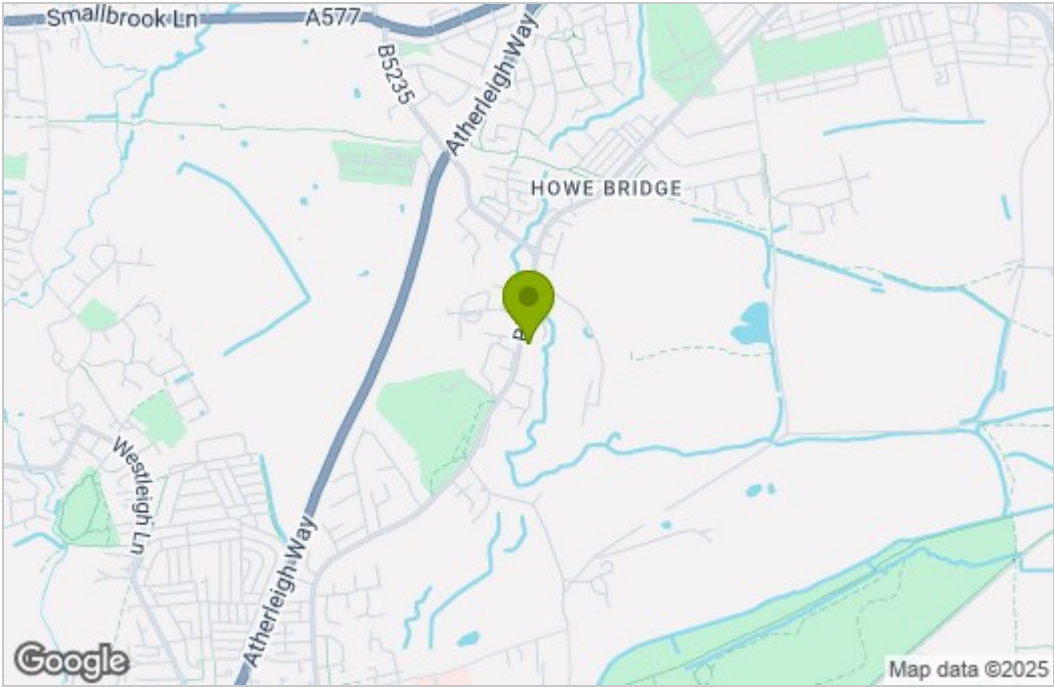


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom semi detached bungalow on Leigh Road, a popular and well regarded residential location in the Howe Bridge area of Atherton, where properties rarely become available. Offering spacious accommodation with a large, private garden plus the added bonus of no onward chain, it is not one to be missed! The ground floor comprising in brief; entrance porch with storage cupboard, living room, dining room, fitted kitchen, double bedroom with fitted wardrobes, three piece shower room and a large conservatory. To the first floor is a bedroom, with an additional room which could be used as a dressing/storage room and a bath/shower room. Externally there is a gated garden to the front of the property with off road parking for multiple vehicles. To the rear is a large, enclosed garden which is not overlooked offering a fantastic level of privacy. Early viewings highly recommended, all enquiries welcome.

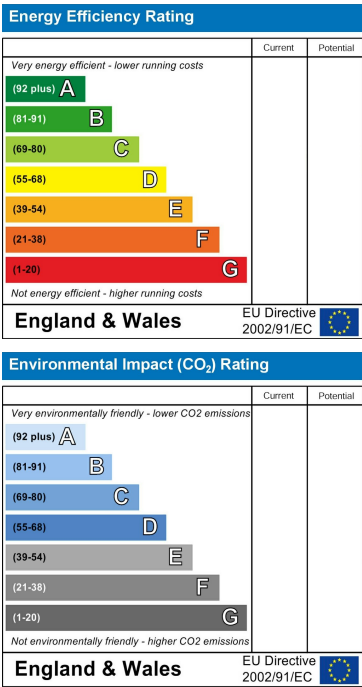
Floor Plan



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.