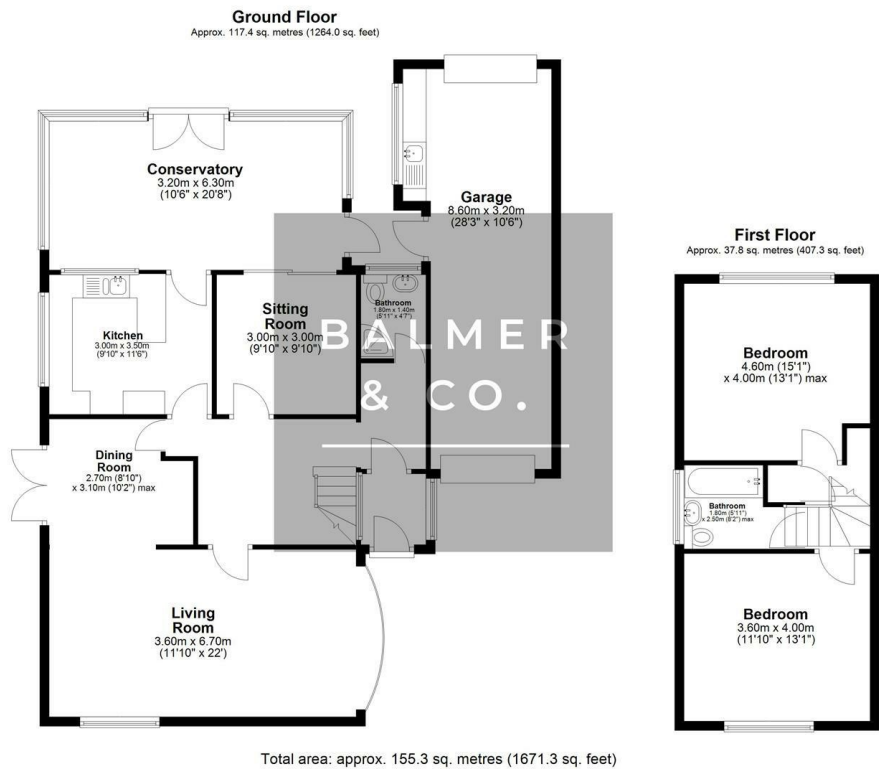


Broadway, Atherton, M46 9HW
Offers Over £420,000

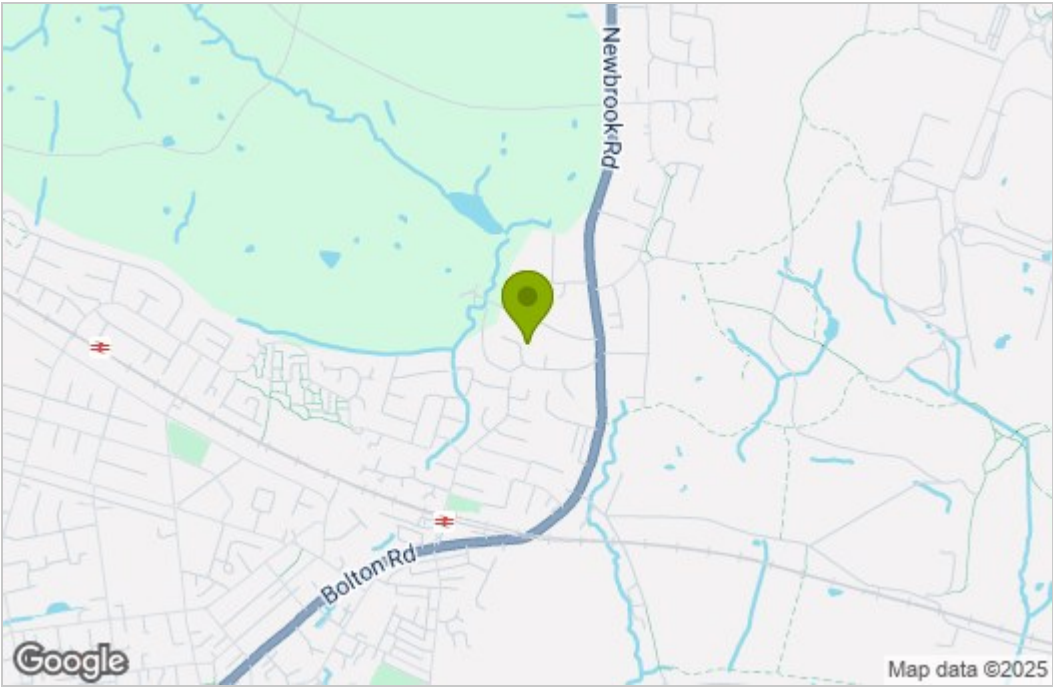


BALMER & CO in ATHERTON are delighted to offer FOR SALE this two/three bedroom detached family home occupying a fantastic plot on Broadway, one of Athertons most sought after residential locations. Immaculately presented throughout with a stunning private garden it simply must be viewed to appreciate. The ground floor comprising in brief; entrance porch, hallway, L shaped living/dining room with feature gas fireplace, modern fitted kitchen with integrated appliances, a sitting room/bedroom, a shower room and a large conservatory. To the first floor are two double bedrooms with fitted wardrobes plus further eaves storage, and a three piece bathroom suite. Externally, the property occupies a large plot offering ample off road parking leading to the garage. To the rear is a large, well landscaped garden with an outside tap and power socket. Early viewings highly recommended, all enquiries welcome.

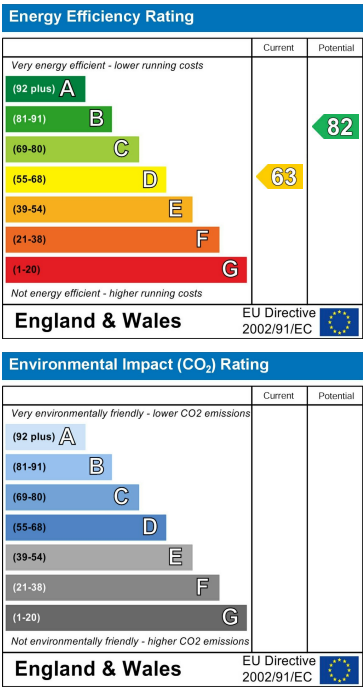
Floor Plan



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.