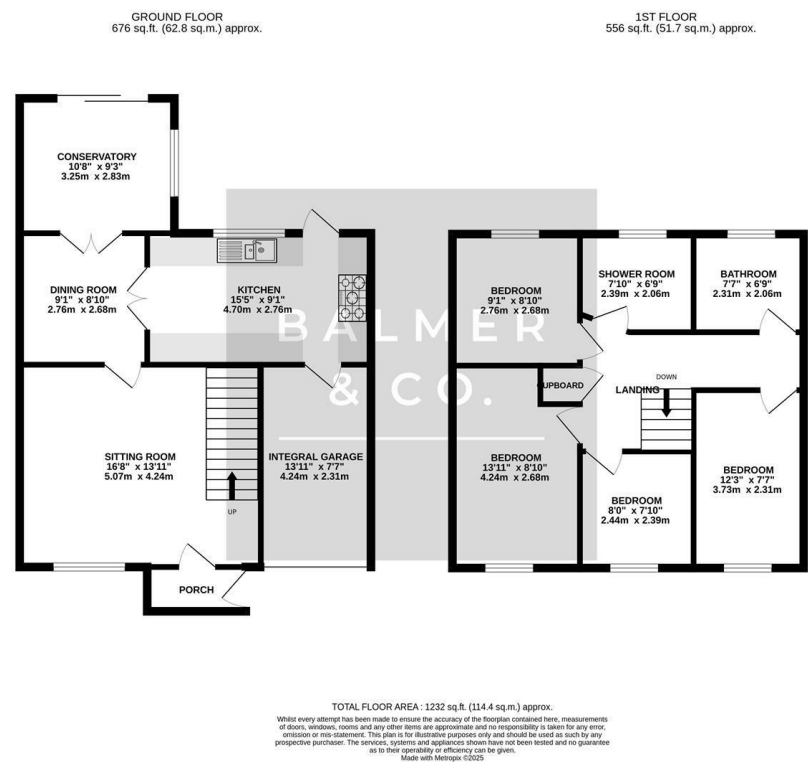


Meadowbank Avenue, Atherton, M46 9LB
£260,000

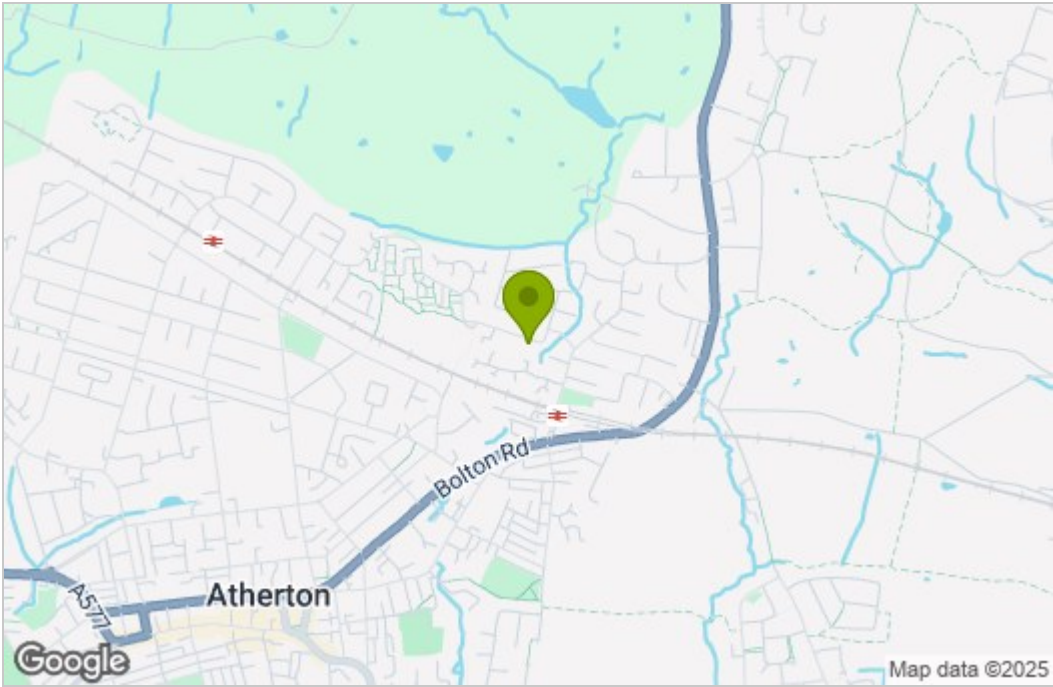


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic four bedroom semi-detached house in Atherton. Heavily extended and converted, this property has been well maintained by its current owners and offers excellent family living accommodation. Comprising in brief; entrance porch, large living room, modern fitted kitchen/dining room, conservatory to the rear, with an integral garage completing the ground floor. To the first floor is a large master bedroom, two further double bedrooms, third single bedroom, with a three piece family bathroom and separate three piece shower room completing the accommodation on offer. Externally there is a large driveway to the front providing ample off-road parking, whilst to the rear there is a fully enclosed, West facing garden. The property is also ideally located close to Atherton train station and is within walking distance of the town centre. Early viewings highly recommended, all enquiries welcome.

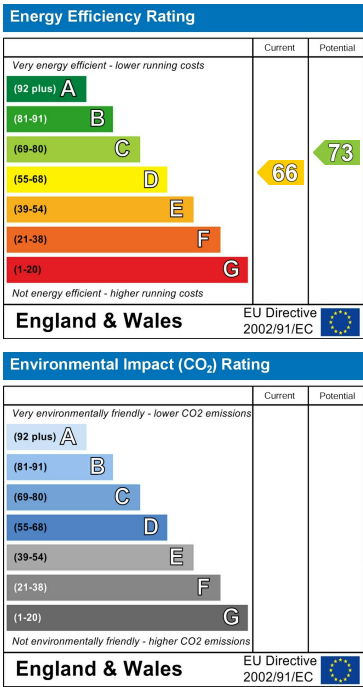
Floor Plan



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.