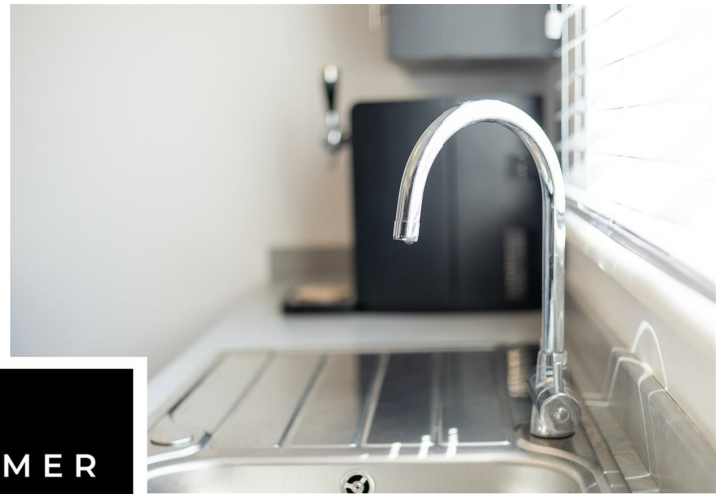


Crosby Street, Atherton, M46 9ED  
Offers Over £170,000

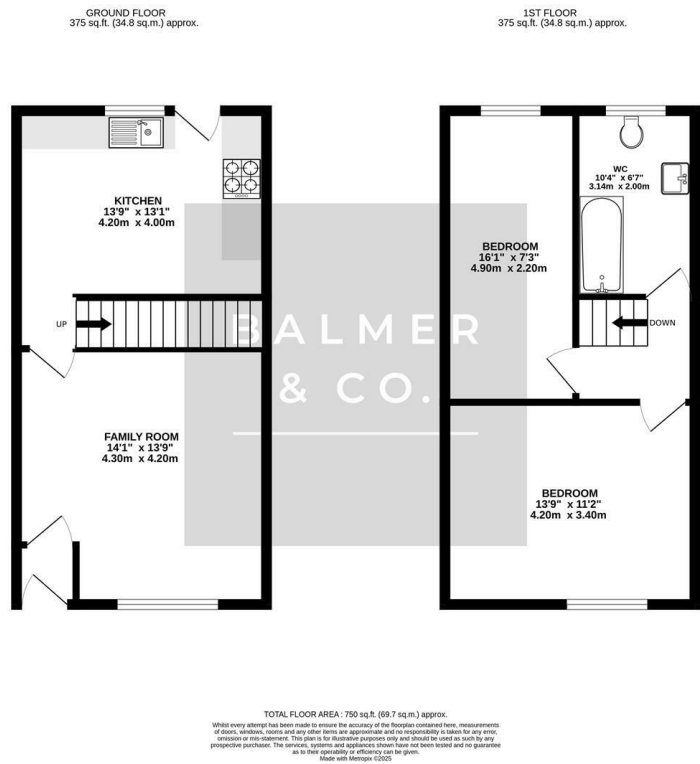


BALMER  
& CO.

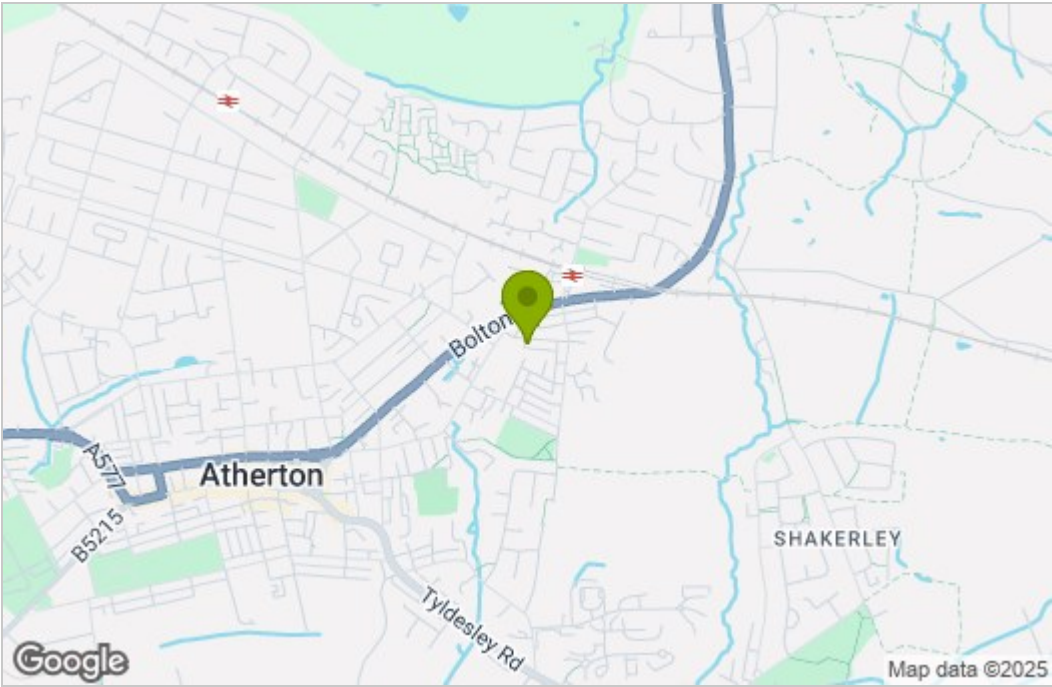


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom mid-terrace house in Atherton. Very nicely presented throughout and offered with no onward chain, this property comprises in brief of entrance porch, large living room, with a modern fitted kitchen/dining room with integrated appliances completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and drawers, second double bedroom, with a modern three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a low maintenance, fully enclosed, South facing yard. The property is also ideally located close to Atherton train station and is within walking distance of Atherton town centre. Early viewings highly recommended, all enquiries welcome.

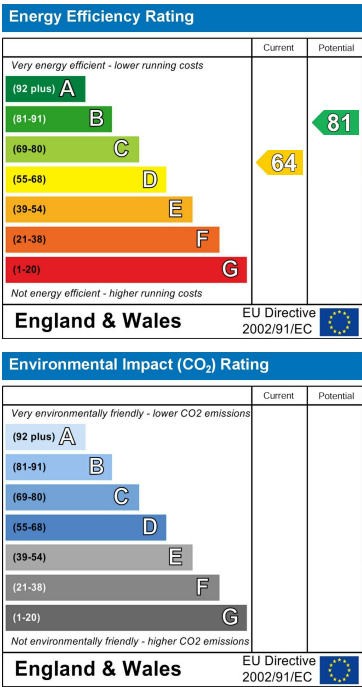
Floor Plan



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.