

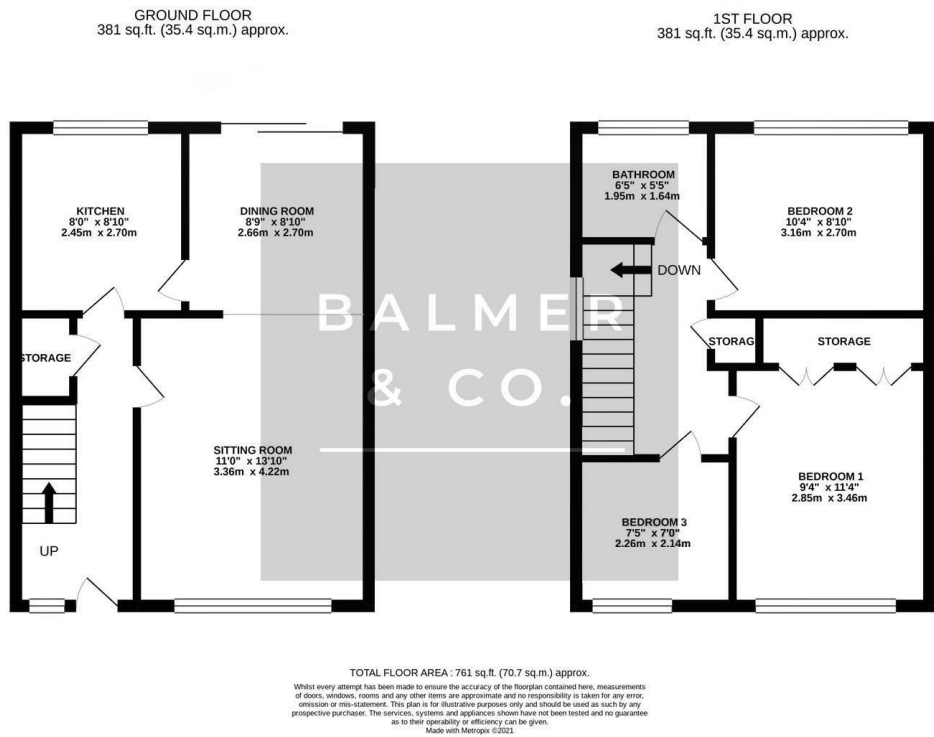
Meadowbank Avenue, Atherton, M46 9LB
Offers Over £230,000



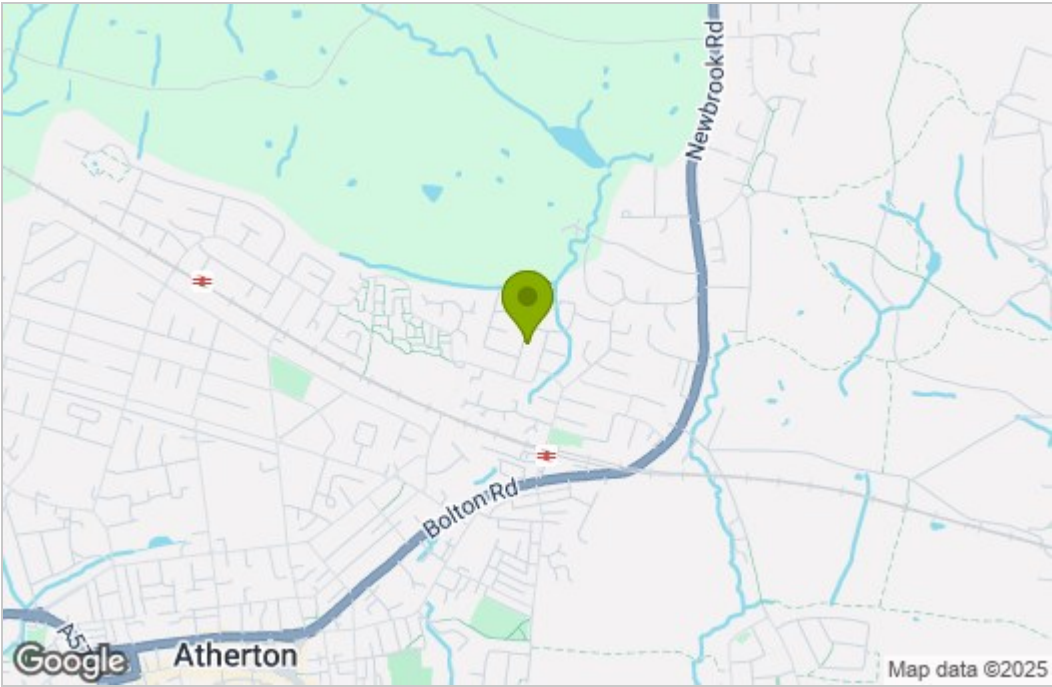
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi-detached house close to Atherton train station. Immaculately presented throughout and offering excellent family living space, this property comprises in brief of entrance hallway, large open plan living/dining room with patio doors leading to the rear garden, with a modern fitted kitchen completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a long driveway providing ample off-road parking, whilst to the rear there is a fully enclosed, nicely presented garden with patio, lawn and decking areas, with a single detached garage providing outside storage. The property is ideally situated close to Atherton train station, local schools and is within walking distance of Atherton town centre. Early viewing highly recommended, all enquiries welcome.

Please note this property falls under section 21 of the 1979 Estate Agents act and the vendor is a connected person as defined by that act.

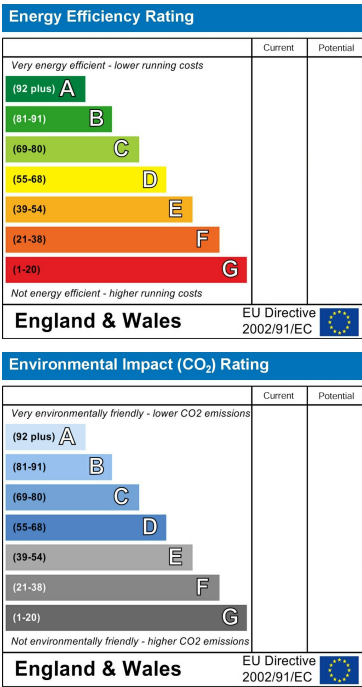
Floor Plan



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.