Warwick Road, Atherton, M46 9GE Offers Over £140,000













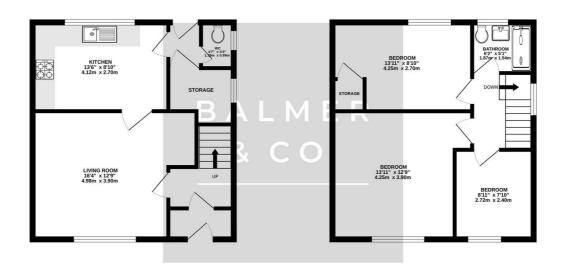


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property, located on Warwick Road in Atherton. Although it is in need of modernisation it occupies a great plot, complete with driveway parking and a detached garage and is ideally offered with no onward chain. The ground floor comprising in brief; entrance hallway, living room, kitchen, w.c and storage room which could be used as a utility room. To the first floor are three bedrooms with a wet room completing the accommodation. Externally there are gardens to the front, side and rear with a driveway and detached garage. Early viewings highly recommended, all enquiries welcome.

Floor Plan



1ST FLOOR 434 sq.ft. (40.3 sq.m.) approx



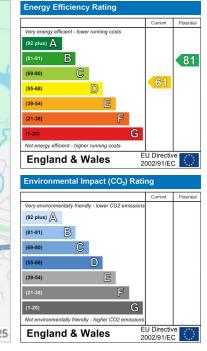
TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.

wrins every attempt nas been traued to ensure the accuracy of the incorpar contained nete, measurements of doors, windows, rooms and any other items are ecuproximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guaranted as to their operability or efficiency can be given.

Area Map

Coocla Atherton Map data ©2025

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.