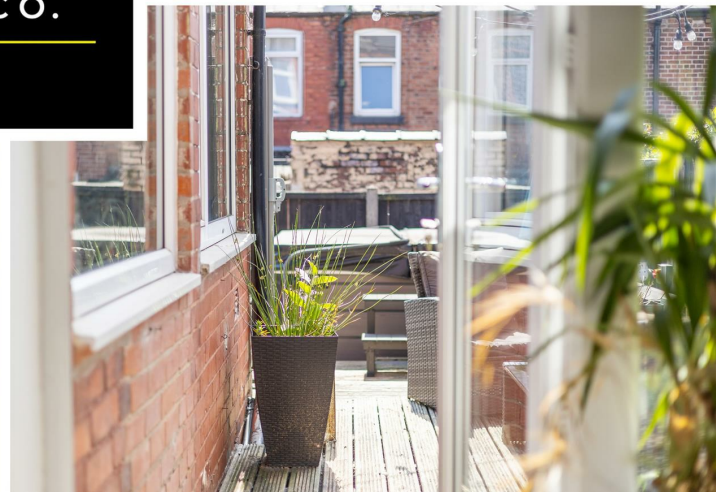


Hamilton Street, Atherton, M46 0AT  
£189,950

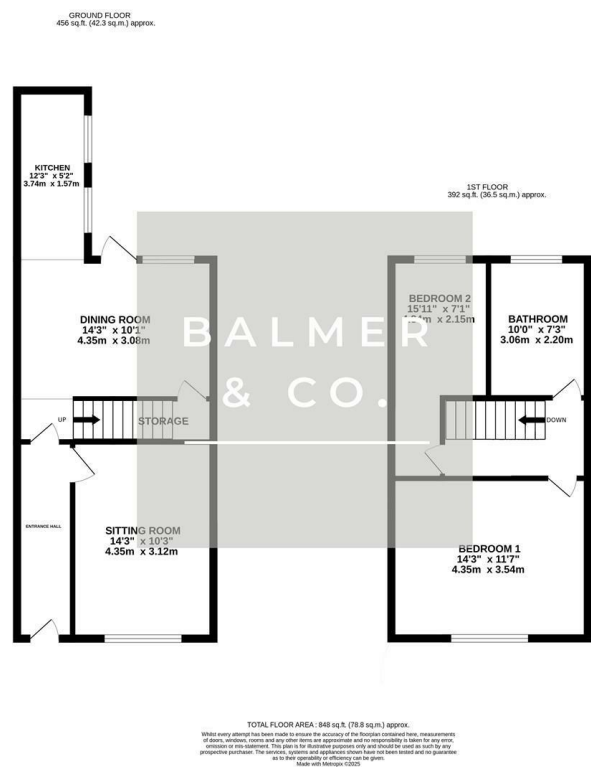


BALMER  
& CO.



BALMER & CO in ATHERTON are delighted to offer FOR SALE this extended two bedroom mid terraced property located on Hamilton Street, one of Atherton's most popular locations. Well presented throughout and conveniently placed within walking distance of the town centre, it would make a perfect first time buy. The ground floor comprising in brief; entrance hall, living room with log burner, second sitting room with log burner and patio doors to the rear garden with a fitted kitchen completing the ground floor. To the first floor are two double bedrooms and a three piece bathroom suite. Externally, there is a small garden to the front with a decked garden complete with hot tub to the rear. On street parking is then offered to the front. Early viewings highly recommended, all enquiries welcome.

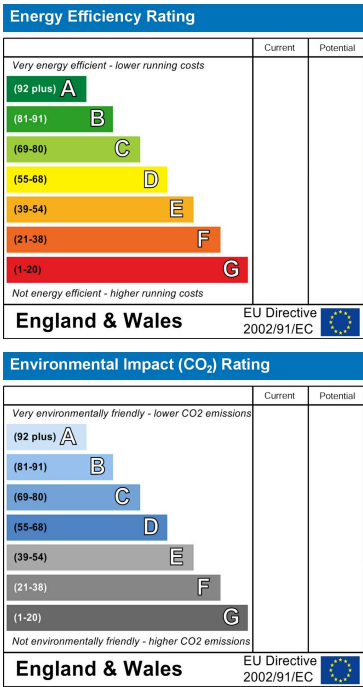
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.