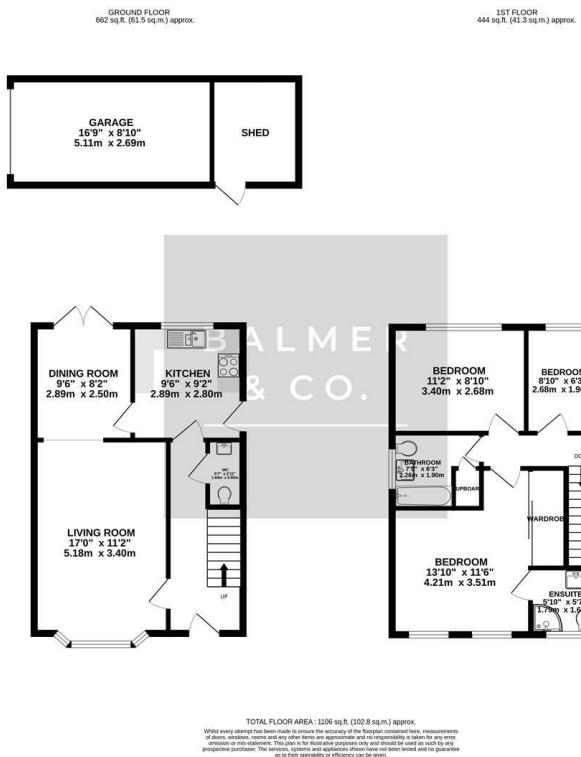


Hansom Drive, Atherton, M46 0SE
Offers Over £300,000



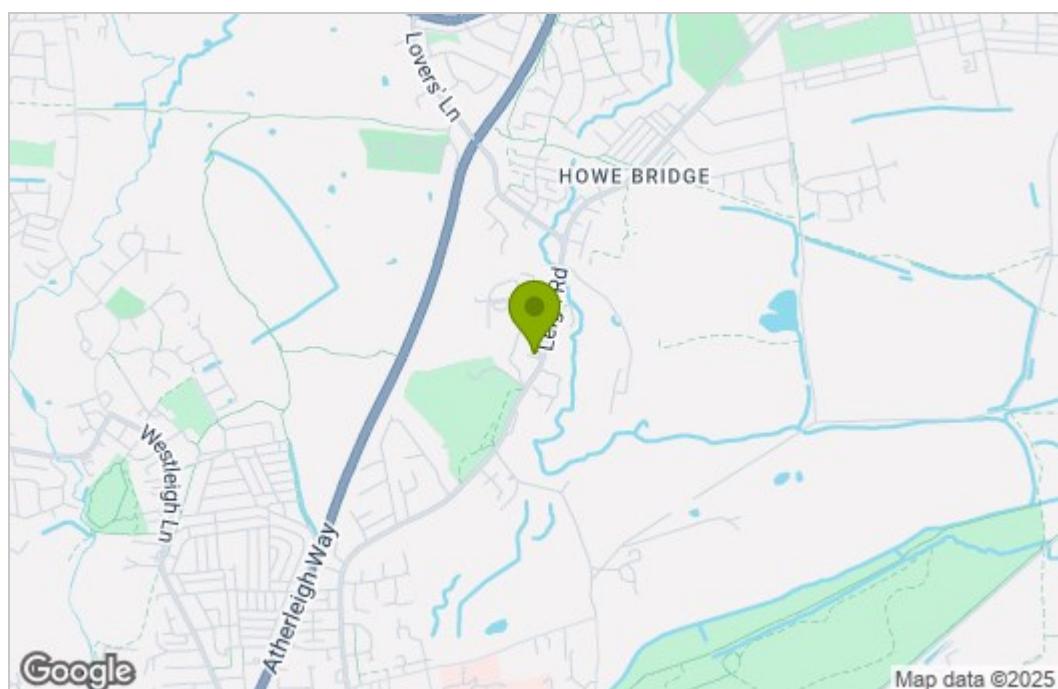
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom detached family home, situated on the highly popular Hansom Drive development in the Howe Bridge area of Atherton. Well presented throughout and conveniently placed within close proximity of St Michaels C E Primary School, it would be perfect for young or growing families. The ground floor comprising in brief; entrance hall with w.c, living room which opens out into a dining area and a separate modern fitted kitchen. To the first floor is a master bedroom with fitted wardrobes and an en-suite shower room, a second double bedroom and a single bedroom which is currently used as an office. A three piece bathroom suite completes the internal accommodation. Externally, the property occupies a fantastic plot with gardens to the front, side and rear with a detached garage and driveway. Early viewings highly recommended, all enquiries welcome.

Floor Plan

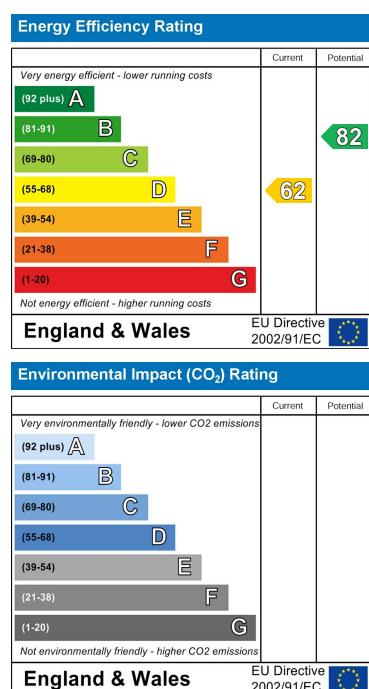


TOTAL FLOOR AREA: 1106 sq ft (102.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The other items shown are not included in the floor area and have not been tested and no guarantee as to their operability or efficiency can be given.
Data with reference to 2025.

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.