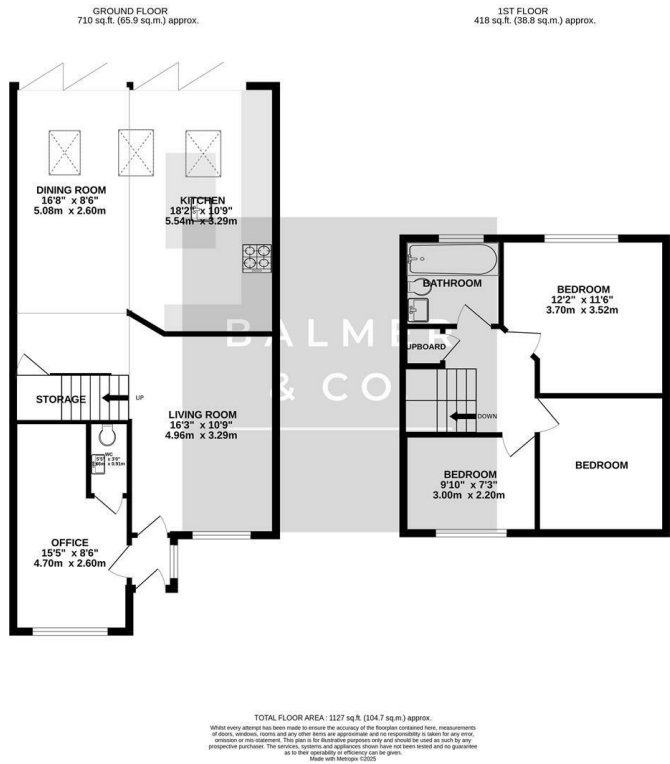


Valentines Road, Atherton, M46 0LD
Offers Over £350,000

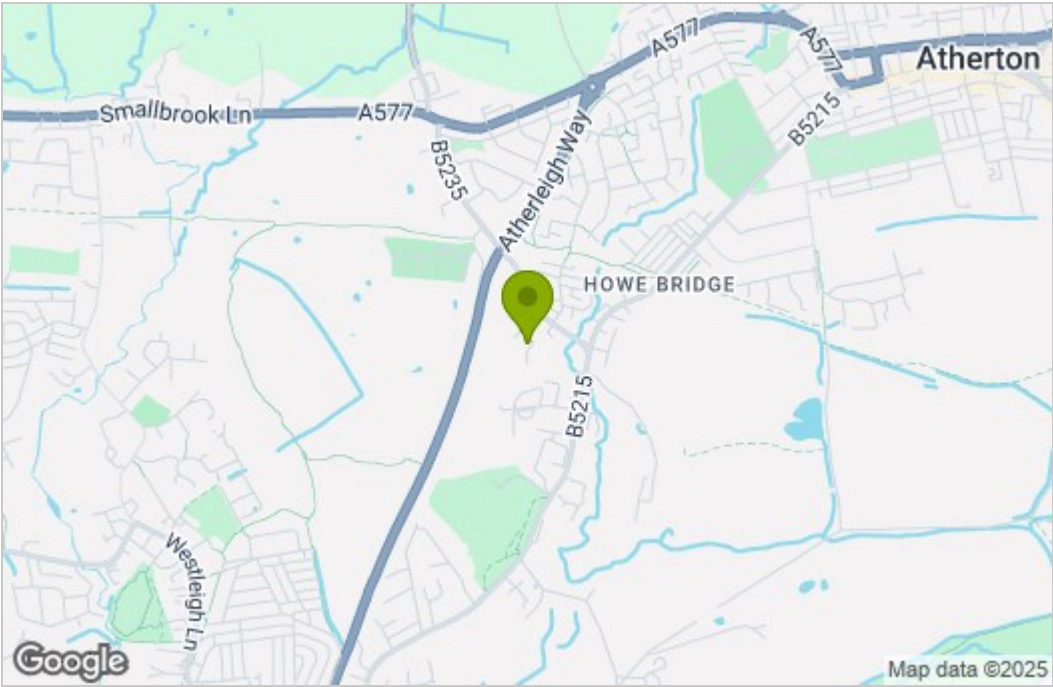


BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning three bedroom detached home, tucked away on Valentines Road in the sought after Howe Bridge area of Atherton. Immaculately presented throughout with an extension to the ground floor it offers excellent family living accommodation. Comprising in brief; entrance hall, living room, large open plan kitchen/dining room with central island, integrated appliances and bi-folding doors leading to the rear garden. A garage conversion with w.c completes the ground floor. To the first floor is a spacious landing, a master bedroom with fitted wardrobes, a second double bedroom also benefitting from fitted furniture and a third single bedroom. A modern three piece family bathroom suite completes the internal accommodation. Externally the property has a double driveway to the front providing ample off-road parking with a fully enclosed, low maintenance garden to the rear. Early viewings highly recommended, all enquiries welcome.

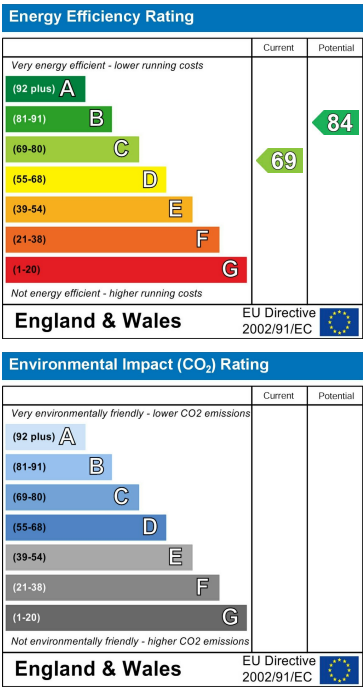
Floor Plan



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.