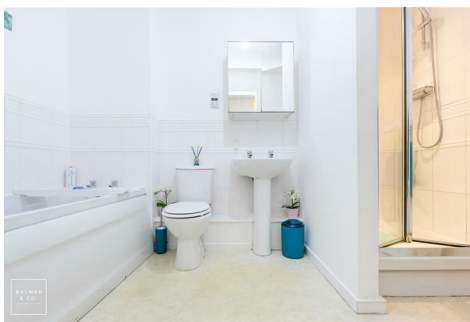
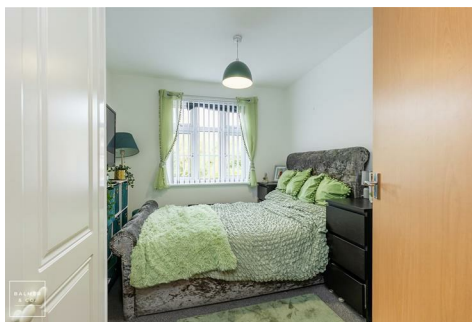


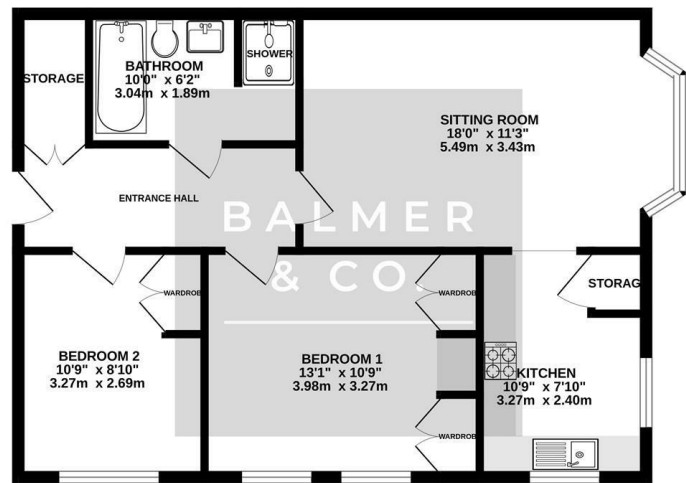
Shalefield Gardens, Atherton, M46 0NQ
£130,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom first floor apartment, tucked away on Shalefield Gardens, a quiet spot located on the ever popular Gadbury Fold development in Atherton. Well presented throughout and ideally offered for sale with no onward chain, it must be viewed to appreciate. Entrance to the building is via a communal entrance with secure intercom system and open staircase to the first floor. Entrance to the property reveals a spacious hallway leading to the living/dining room and modern fitted kitchen. Two double bedrooms, both benefitting from fitted wardrobes, and a modern four piece bathroom suite complete the accommodation. Externally, there are communal gardens offering woodland views plus an allocated parking space. Early viewings highly recommended, all enquiries welcome.

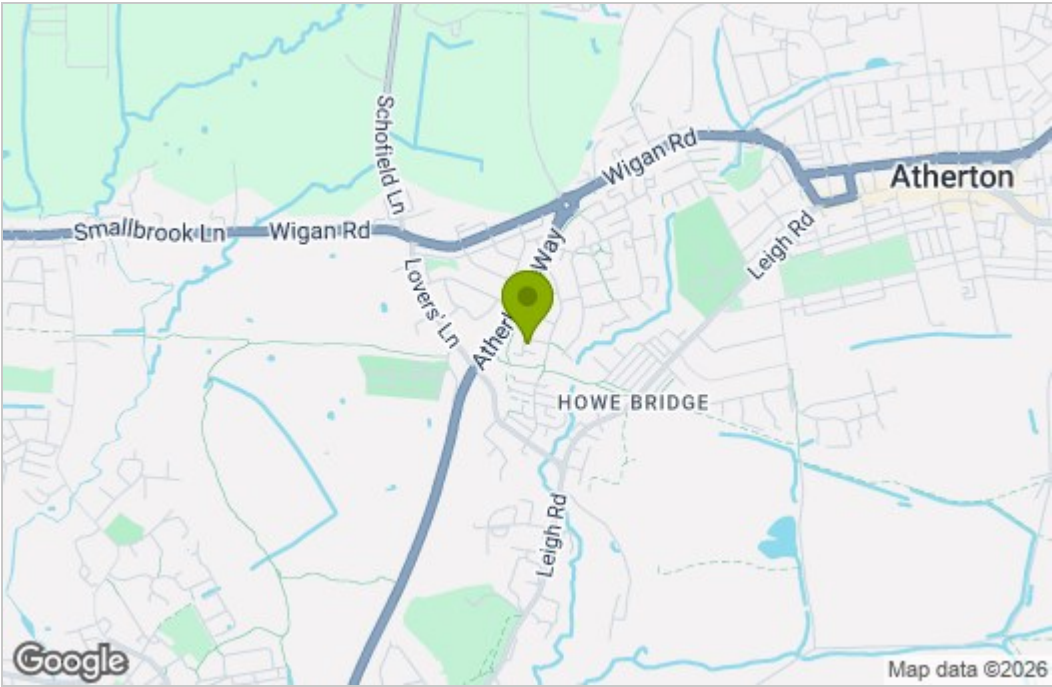
Floor Plan

SECOND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

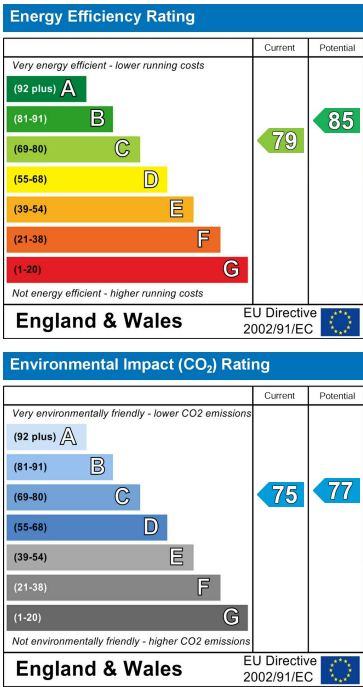


TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for the information of prospective buyers only and should not be relied upon for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.