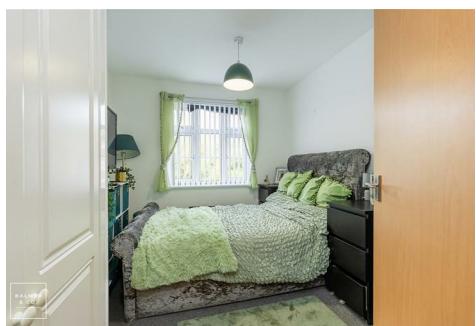
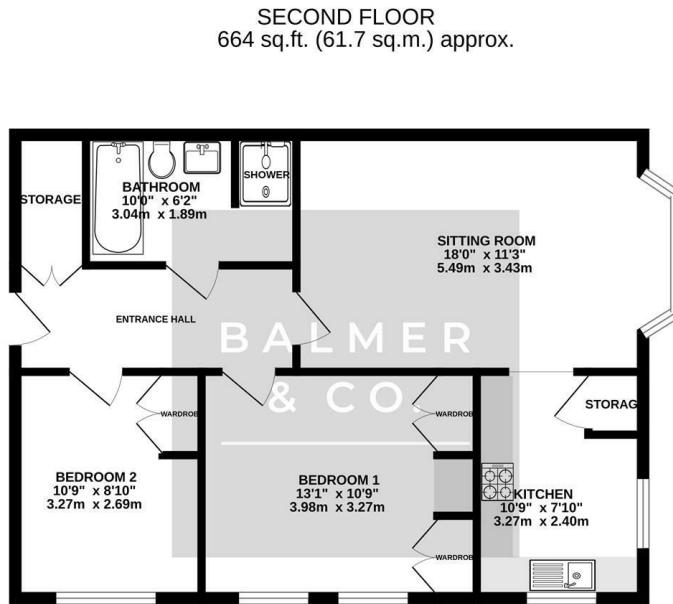


Shalefield Gardens, Atherton, M46 0NQ  
£130,000



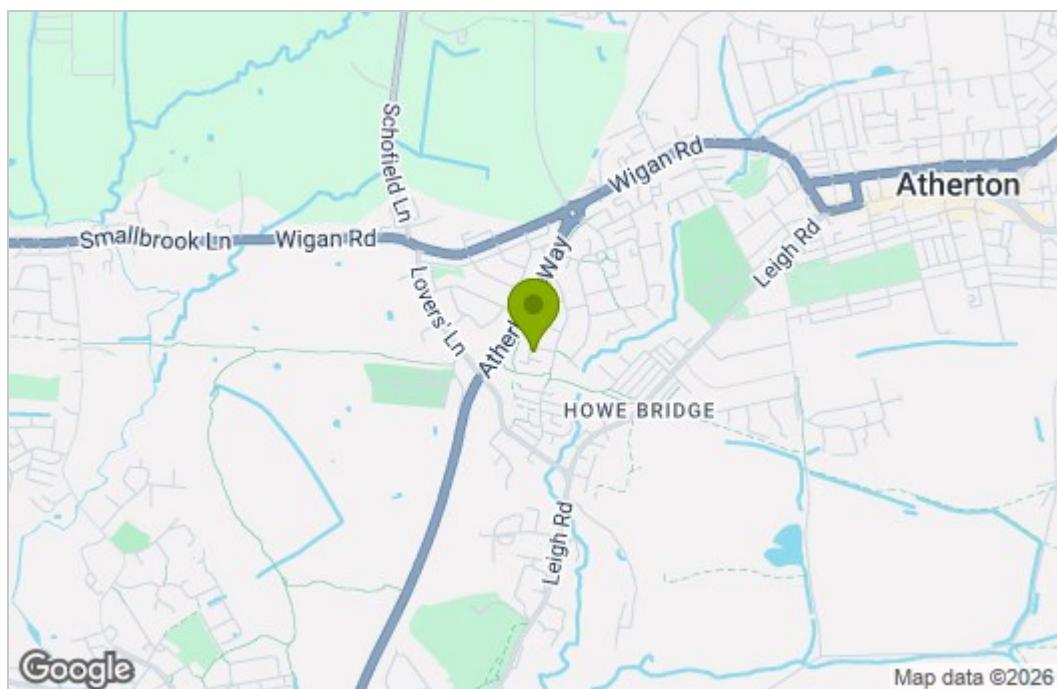
BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom first floor apartment, tucked away on Shalefield Gardens, a quiet spot located on the ever popular Gadbury Fold development in Atherton. Well presented throughout and ideally offered for sale with no onward chain, it must be viewed 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

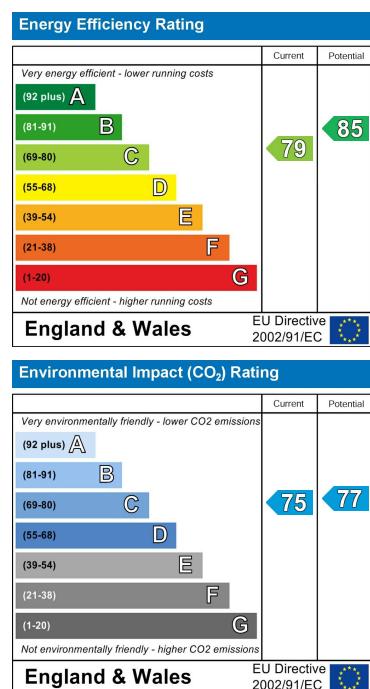


TOTAL FLOOR AREA: 664 sq ft. (61.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, dimensions and areas are approximate only. These plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microfix 2022

## 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.