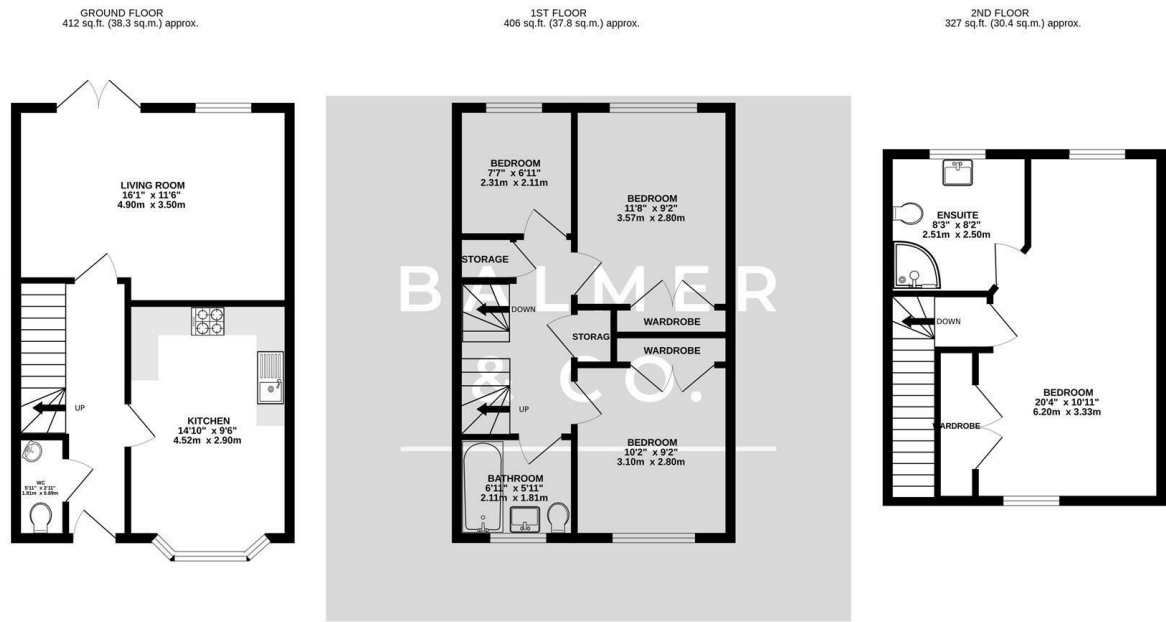


North Croft, Atherton, M46 0SW
£280,000

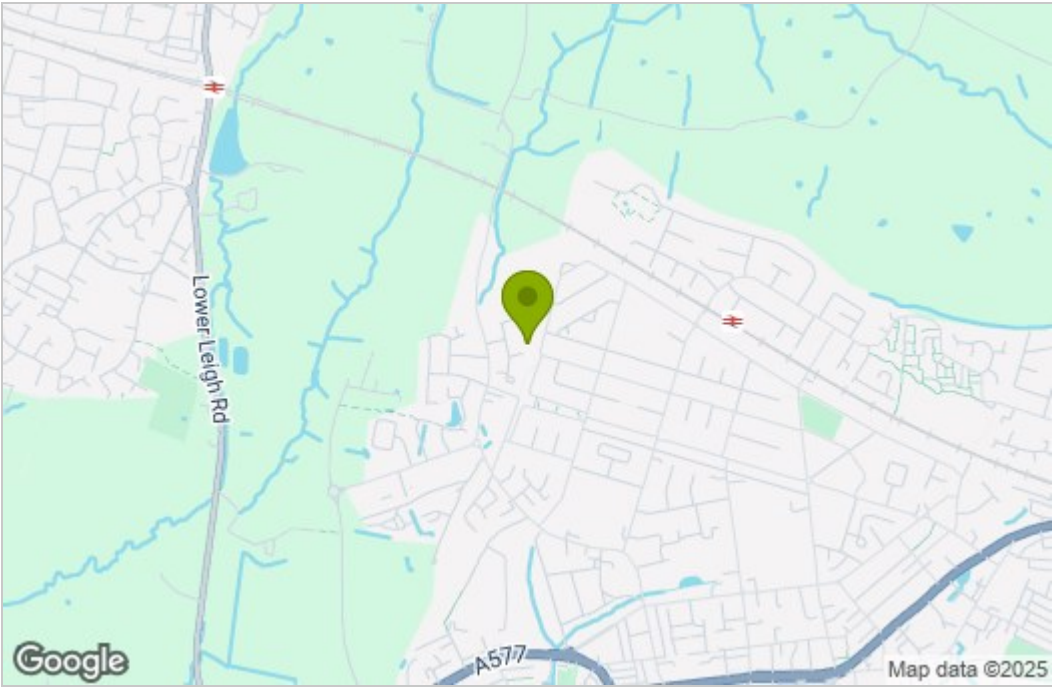


BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern four bedroom semi detached property set over three floors and located on the ever popular North Croft development in Atherton. Immaculately presented throughout offering versatile accommodation it is a true credit to its current owner and is ready to move in to. The ground floor comprising in brief; entrance hallway with w/c, modern bay fronted kitchen/dining room and a spacious sitting room with electric fireplace and patio doors leading to the rear garden. To the first floor are two double bedrooms, both with fitted storage, a third single bedroom, currently used as an office and a three piece family bathroom suite. A large master bedroom with fitted storage and an en suite shower room is located to the second floor completing the internal accommodation. Externally, there is a garden area with off road parking to the front of the property with an enclosed, low maintenance garden to the rear complete with its own bar. Early viewings highly recommended, all enquiries welcome.

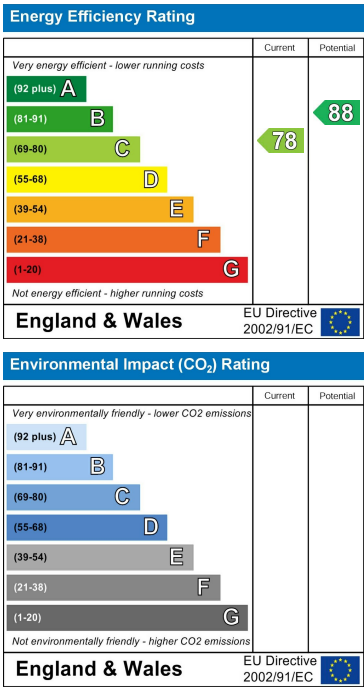
Floor Plan



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.