# Knights Close, Atherton, M46 0TE £200,000









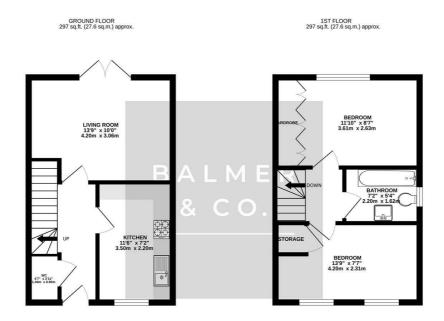






BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern two bedroom semi detached property, located on the highly popular Cottonfields development in Atherton. Well presented throughout and conveniently placed for access to both Atherton and Westhoughton town centres, it would suit a wide a range of buyers. The ground floor comprising in brief; entrance hallway with w.c, lounge with patio doors to the rear garden and a modern fitted kitchen. To the first floor are two bedrooms, both are doubles and the master with fitted wardrobes. A three piece bathroom suite completes the internal accommodation. Externally, there is a small garden frontage with off road parking to the side with a private, enclosed garden to the rear. Early viewings highly recommended, all enquiries welcome.

### Floor Plan



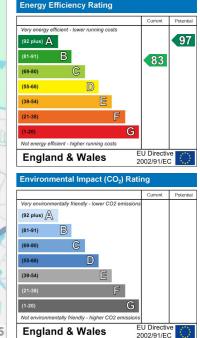
Unia. FLOOK ARCA: 758 Sq.1. (p.5.1.5 qm.) approx.

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### Area Map

# Coogle WiganiRd Map data ©2025

## **Energy Efficiency Graph**



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