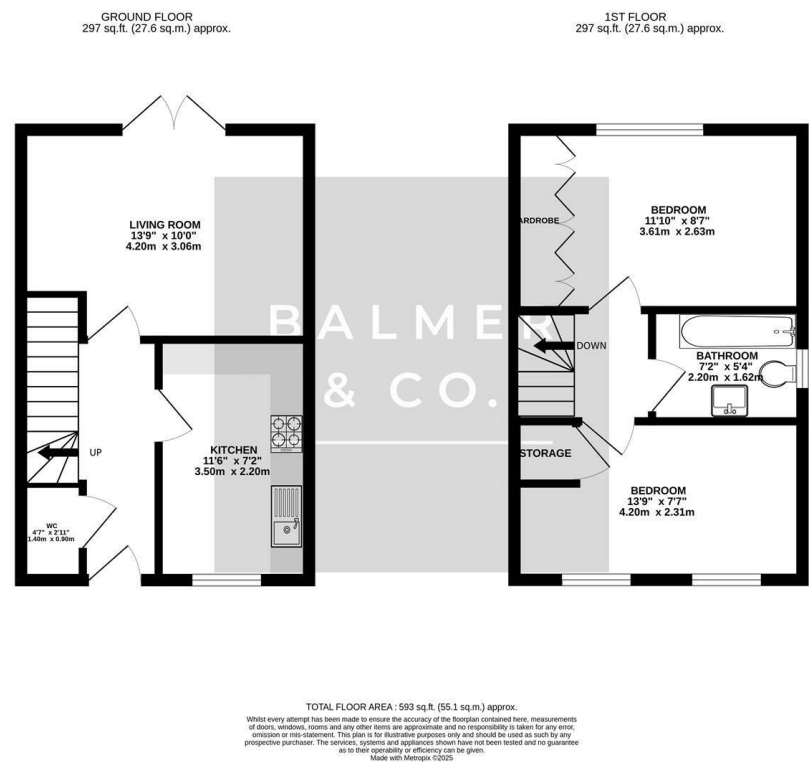


Knights Close, Atherton, M46 0TE
£200,000

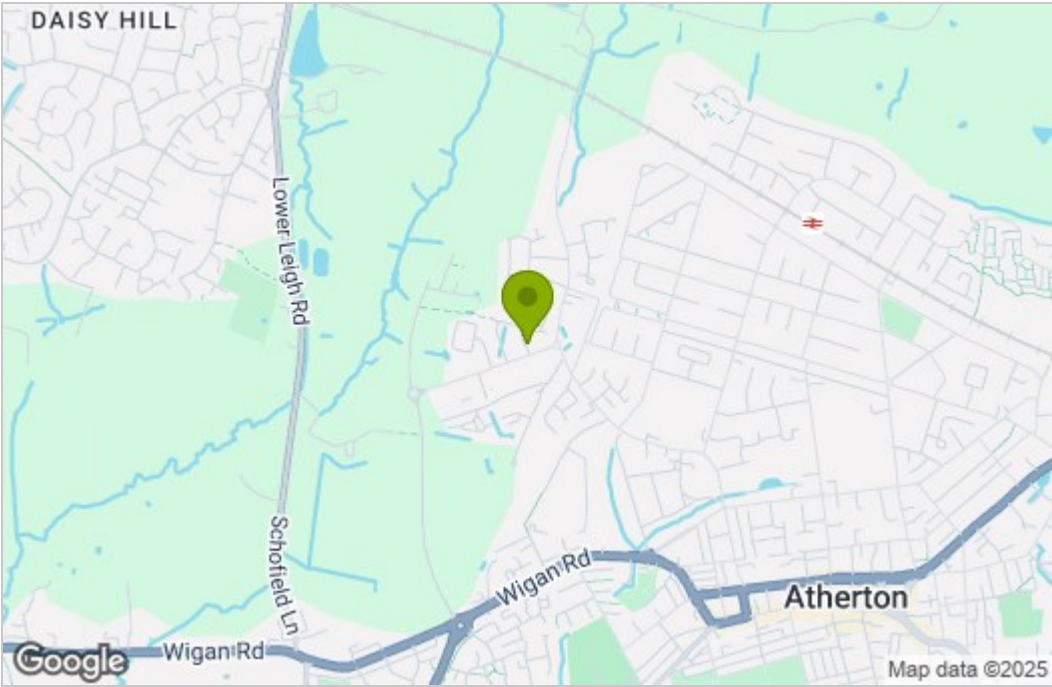


BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern two bedroom semi detached property, located on the highly popular Cottonfields development in Atherton. Well presented throughout and conveniently placed for access to both Atherton and Westhoughton town centres, it would suit a wide 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.

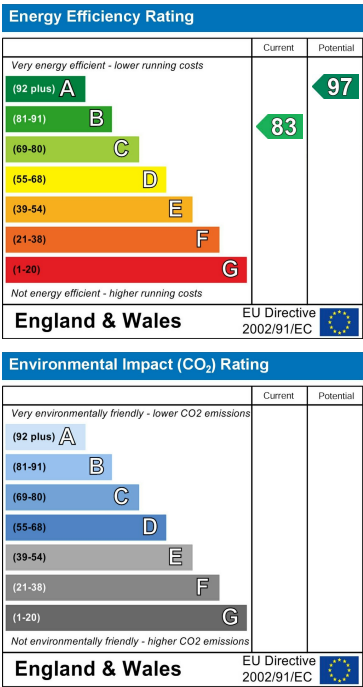
Floor Plan



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.