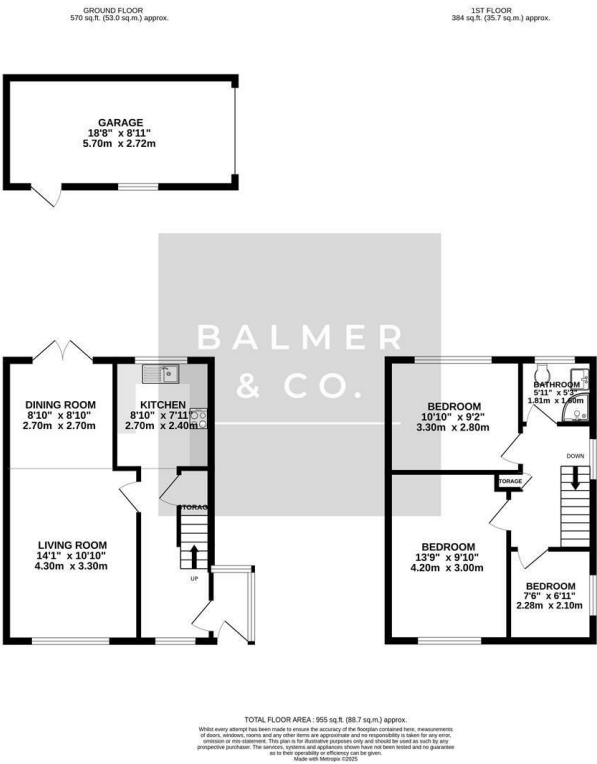


Hillside Avenue, Atherton, M46 9LX  
Offers Over £230,000

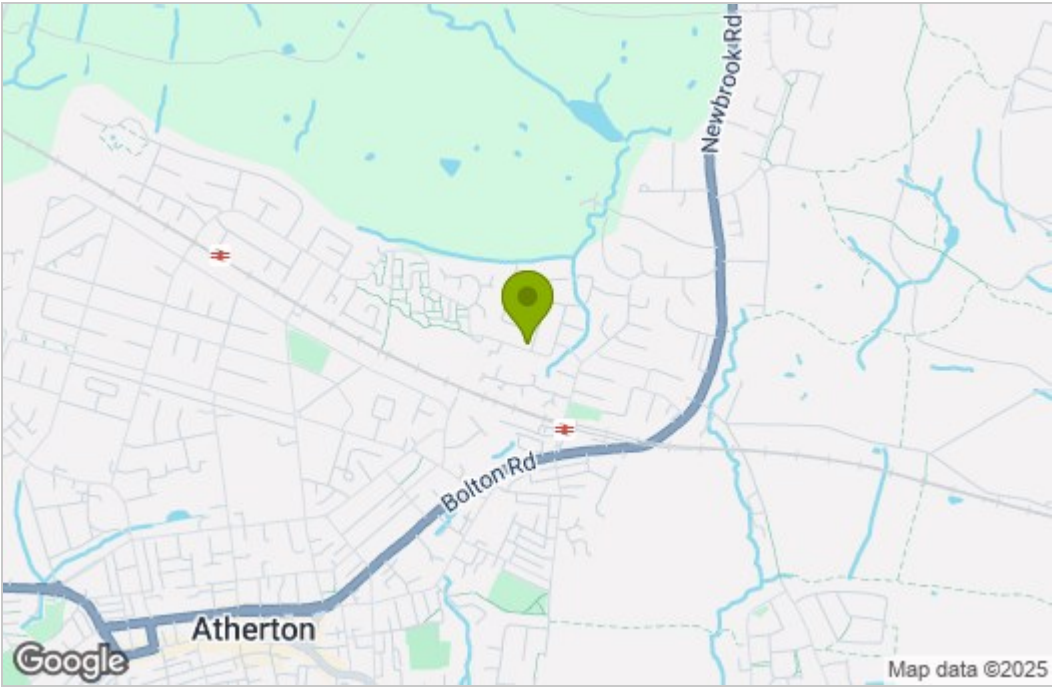


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached home on Hillside Avenue in Atherton. Occupying a fantastic corner plot with additional garden space to the side and conveniently placed within walking distance of Atherton train station, it offers excellent family living space. The ground floor comprising in brief; porch, entrance hallway, large open plan living/dining room with patio doors leading to the rear garden and a fitted kitchen. To the first floor are two double bedrooms, a third single bedroom currently used as an office and a three piece shower room. Externally, the property occupies a corner plot with gardens to the front, side and rear with gated off road parking and a detached garage. Early viewing highly recommended, all enquiries welcome.

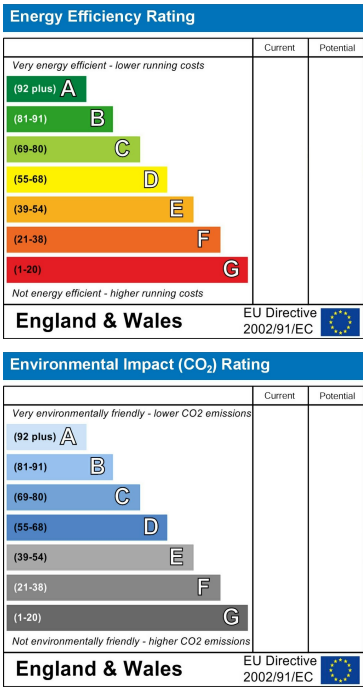
Floor Plan



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.