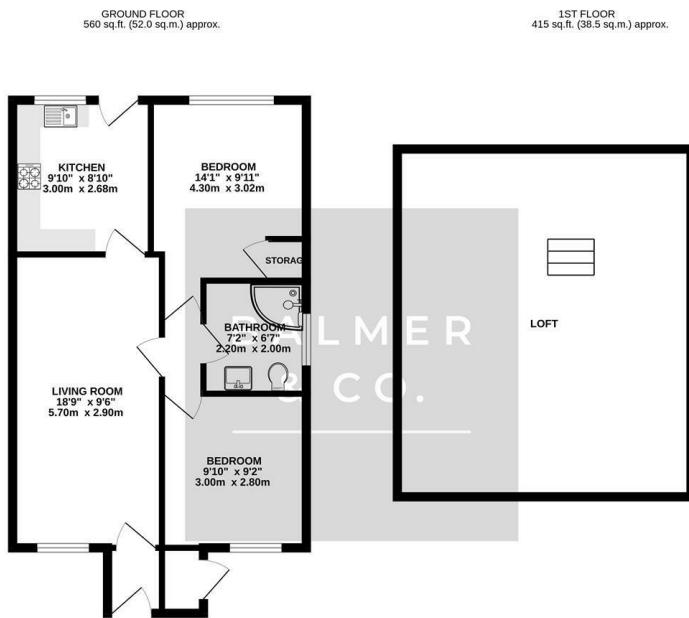


Dalebank, Atherton, M46 9PE  
Offers Over £210,000



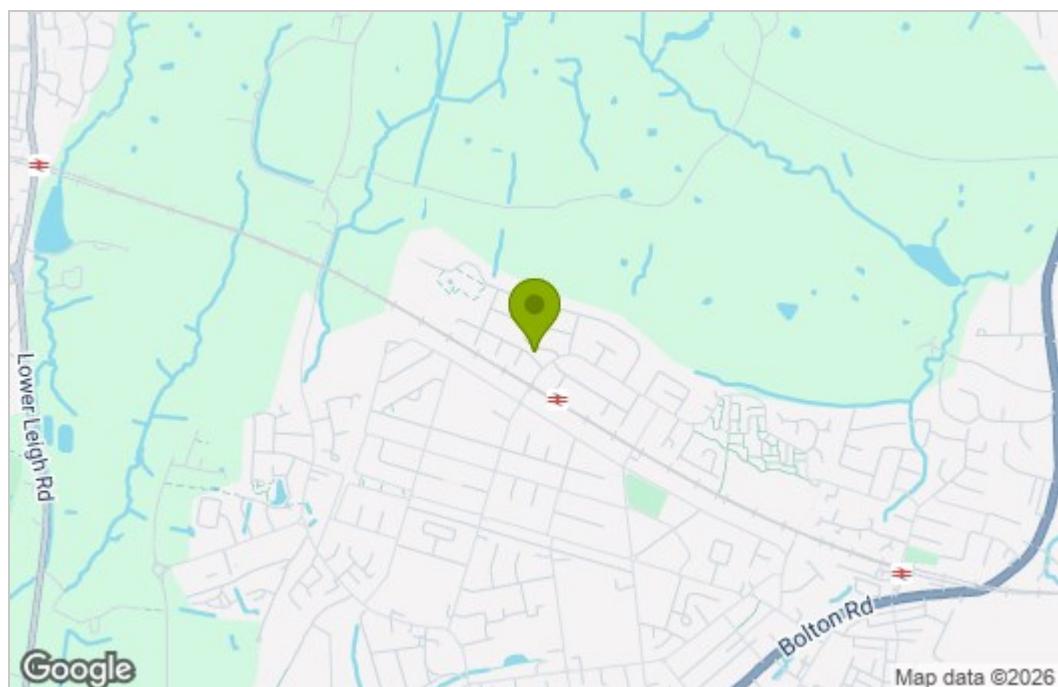
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom, semi detached true bungalow located on Dalebank, a quiet cul-de-sac in Atherton. Offering generous accommodation, which is well presented throughout, plus an additional plot of land to the side (approximately 182 m<sup>2</sup> / 1957 ft<sup>2</sup> / 0.04 acres in size) it would be perfect for those with a love for gardening but wanting to downsize to single floor living. Comprising in brief; entrance porch, large living room, modern fitted kitchen, two double bedrooms and a three piece shower room. Externally, there are gardens to the front, side and rear plus a driveway for ample parking and detached garage. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

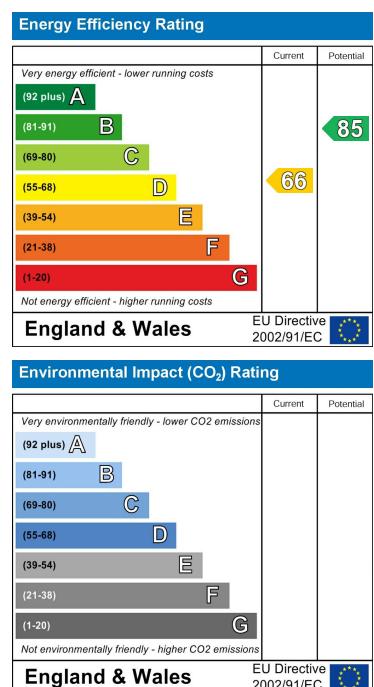


TOTAL FLOOR AREA: 975 sq. ft. (90.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows and any other items are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 15205

## 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.