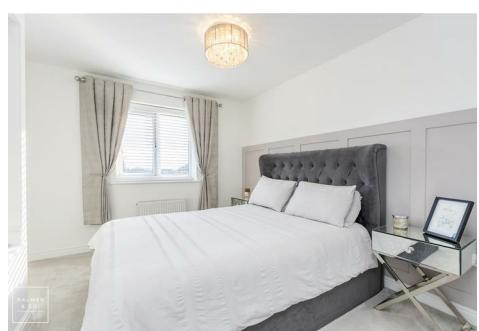


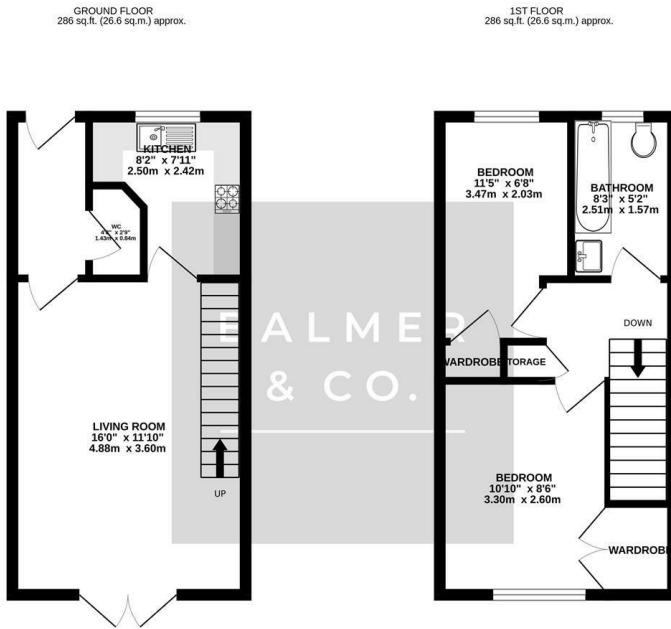
North Croft, Atherton, M46 0SW

£170,000



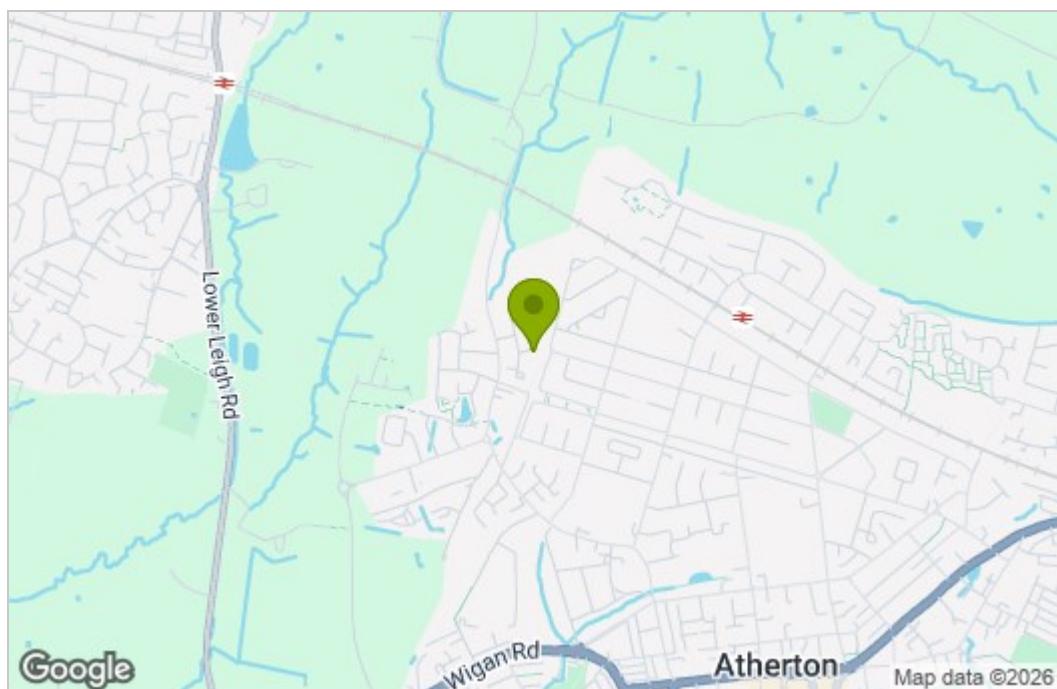
BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern, two bedroom mid terraced property, located on the highly popular North Croft development in Atherton. Immaculately presented and tastefully decorated throughout, it is a true credit to its current owner and would be perfect for first time buyers or those looking to downsize. The ground floor comprising in brief; entrance hall with w.c, lounge with patio doors to the rear garden and a modern fitted kitchen with integrated appliances. To the first floor are two bedrooms, one double and one single, both benefitting from fitted storage and a fully tiled bathroom suite. Externally, there is a small garden to the front of the property with a good sized, low maintenance garden to the rear offering a fantastic level of privacy as it is not overlooked. It also comes with two allocated parking spaces. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

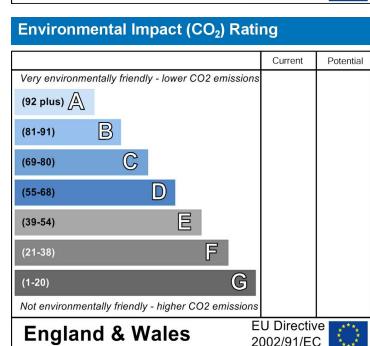
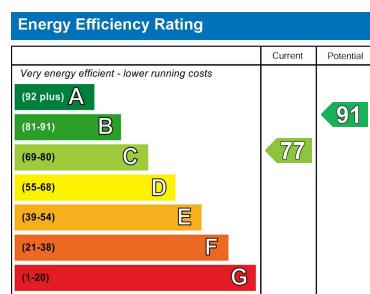


TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been prepared in accordance with the Ordnance Survey Act 1962 and has not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrix 3200

## 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.