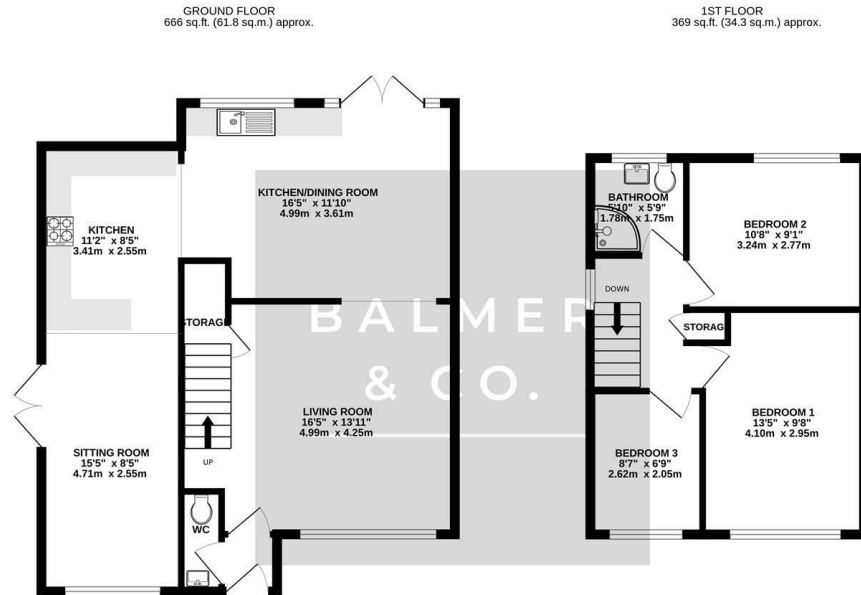


Peel Close, Atherton, M46 9EP  
£325,000



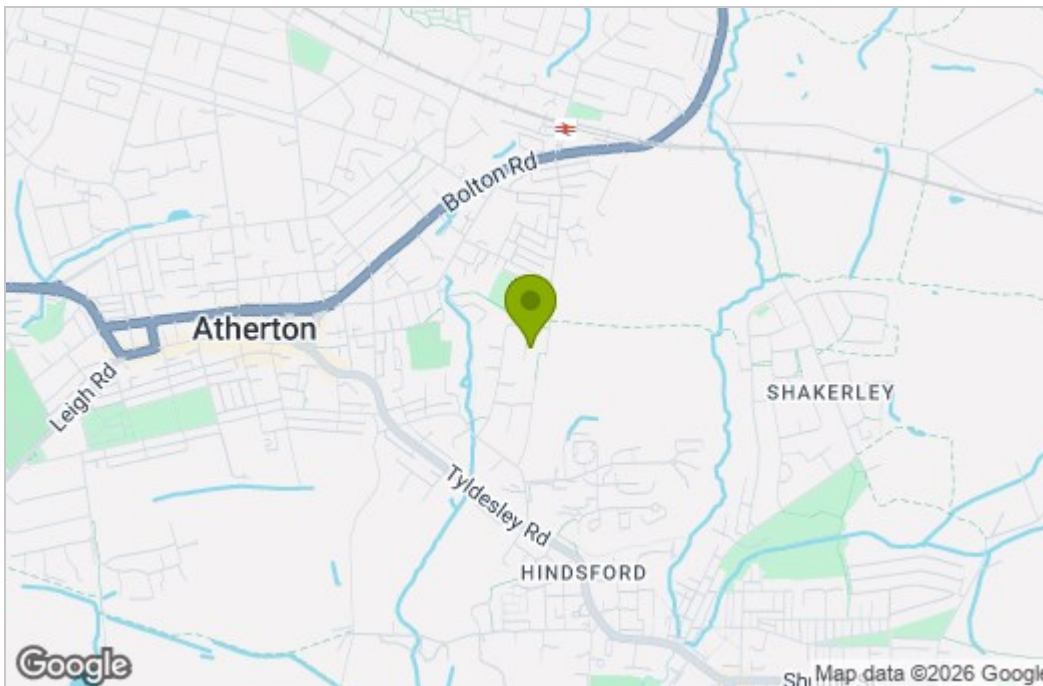
BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning three bedroom semi detached property, located on the ever popular Chanters development in Atherton. Extended to the ground floor and immaculately presented throughout it is a true credit to its current owners and must be viewed to appreciate. The ground floor comprising in brief; entrance porch with w.c, spacious living room with open staircase to the first floor, modern fitted kitchen/dining room with integrated appliances and a second sitting area which was originally the garage. To the first floor there are three bedrooms, two doubles and one single, with a modern fully tiled shower room completing the internal accommodation. Externally, it occupies a fantastic plot with driveway parking for multiple vehicles to the front of the property as well as two enclosed gardens, one to the side and one to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

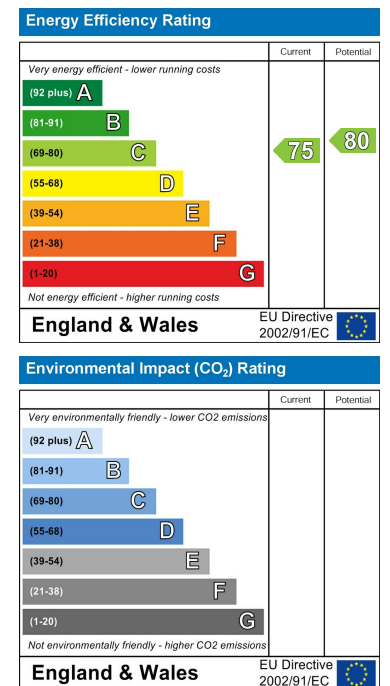


TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.