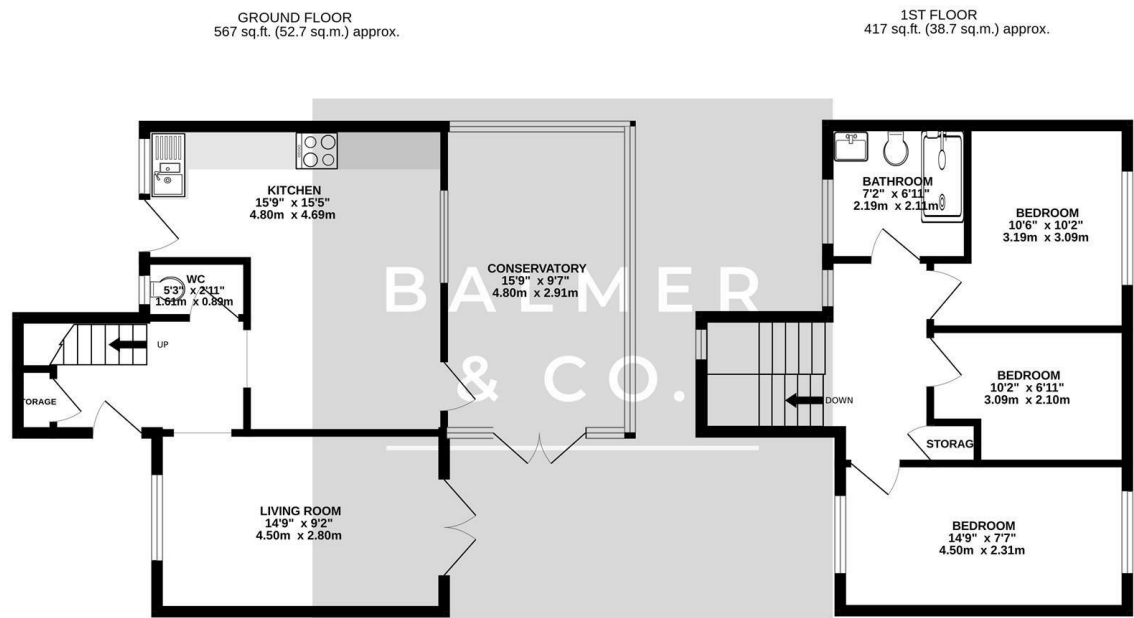


Edale Close, Atherton, M46 0JL
Offers Over £170,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom end terraced property, located on Edale Close in Atherton. Well presented throughout offering larger than average accommodation and conveniently placed within walking distance of a wide range of amenities including shops, schools, bars & restaurants as well as transport links, it would suit a variety of buyers. The ground floor comprising in brief; entrance hallway with w.c, dual aspect living room with patio doors to the rear garden, dual aspect kitchen/dining room and a conservatory. To the first floor are two double bedrooms, one with fitted wardrobes, a single bedroom and a three piece shower room. Externally, there is a paved garden frontage whilst to the rear there is a private, enclosed garden complete with water feature and large shed. It also offers residents only parking. Early viewings highly recommended, all enquiries welcome.

Floor Plan

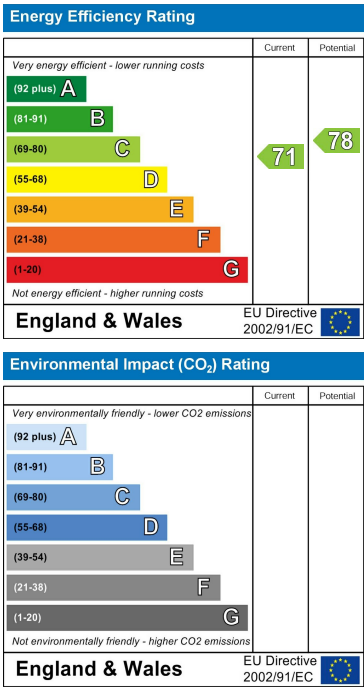


TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 firms employment has the authority to make or give any representation or warranty in respect of the property.