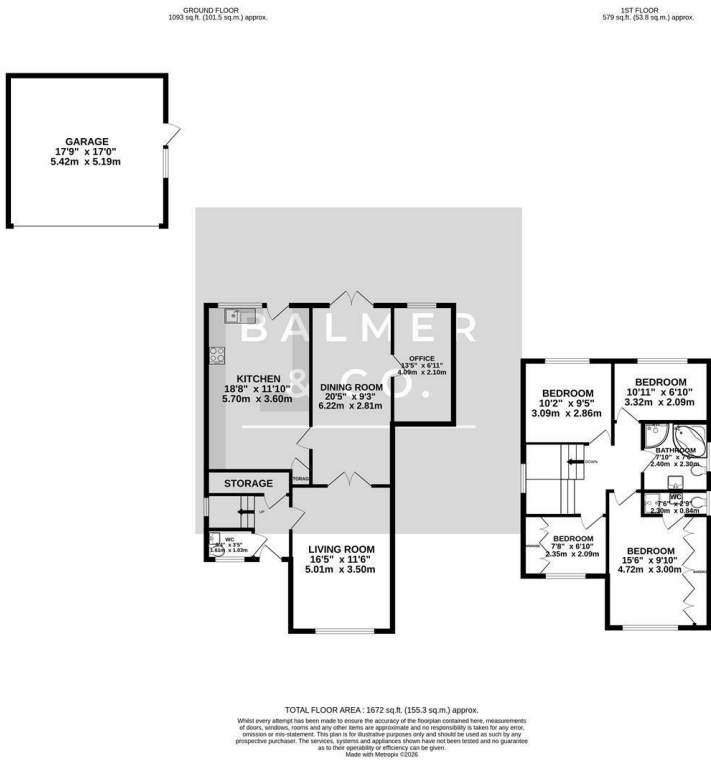


Hambledon Close, Atherton, M46 9TU
Offers Over £350,000

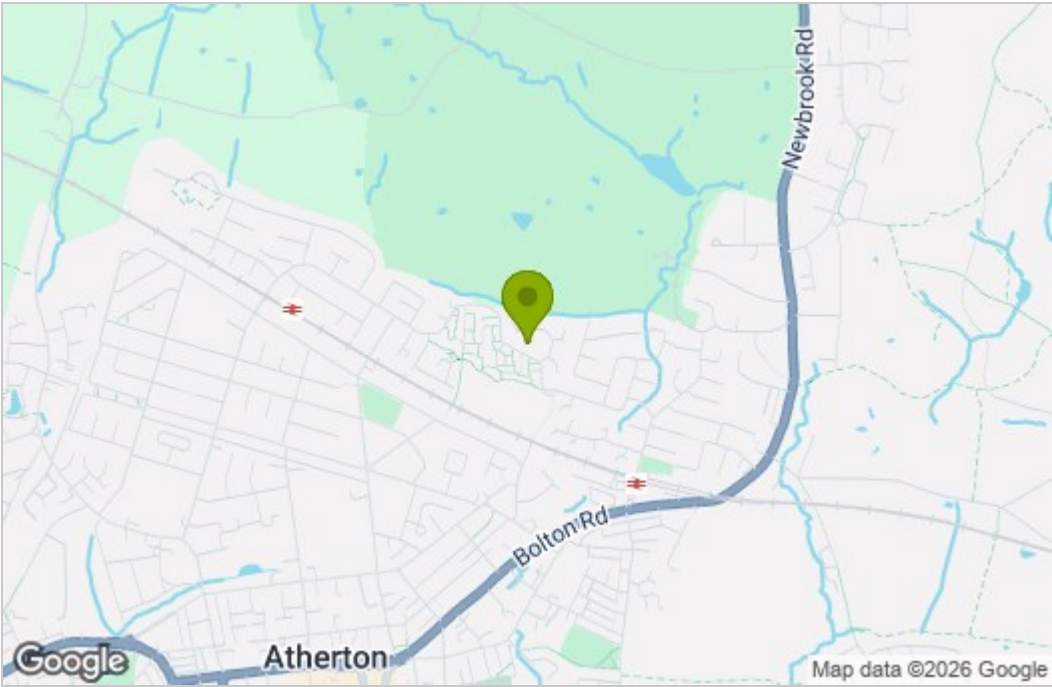


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic four bedroom detached house situated near Atherton train station. Very nicely presented throughout, this property has been very well maintained and has been significantly extended to the rear, creating a much larger and more versatile family home. Comprising in brief of entrance hallway, large living room with feature fireplace and surround, modern fitted kitchen with integrated appliances, separate dining room with French doors leading to the rear garden, well sized office/study, with a W.C. completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, two further double bedroom, one with fitted wardrobes, further single bedroom, with a four piece family bathroom with jacuzzi bath completing the accommodation on offer. Externally the property occupies a generous corner plot with a driveway to the front providing ample off-road parking, whilst to the rear there nicely landscaped, low maintenance, South West facing garden, with a detached double garage with electric door to the side. The property is also situated in a quiet cul-de-sac location and is within walking distance of Atherton train station. Early viewings highly recommended, all enquiries welcome.

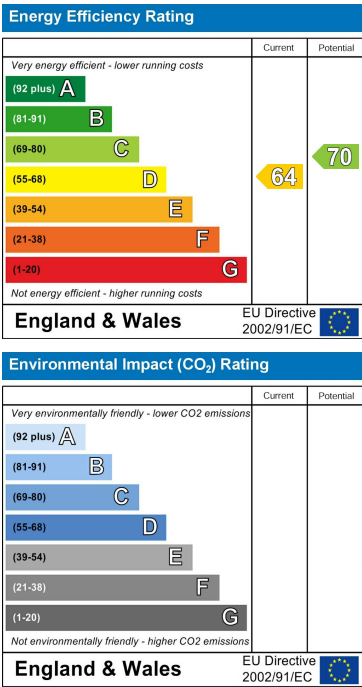
Floor Plan



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.