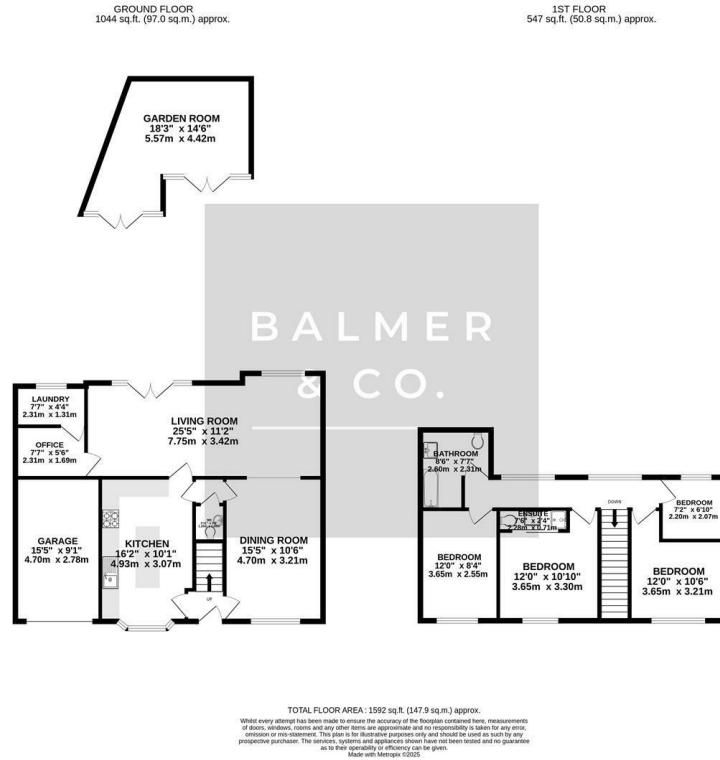


Blacksmiths Fold, Atherton, M46 9DB
Offers Over £400,000

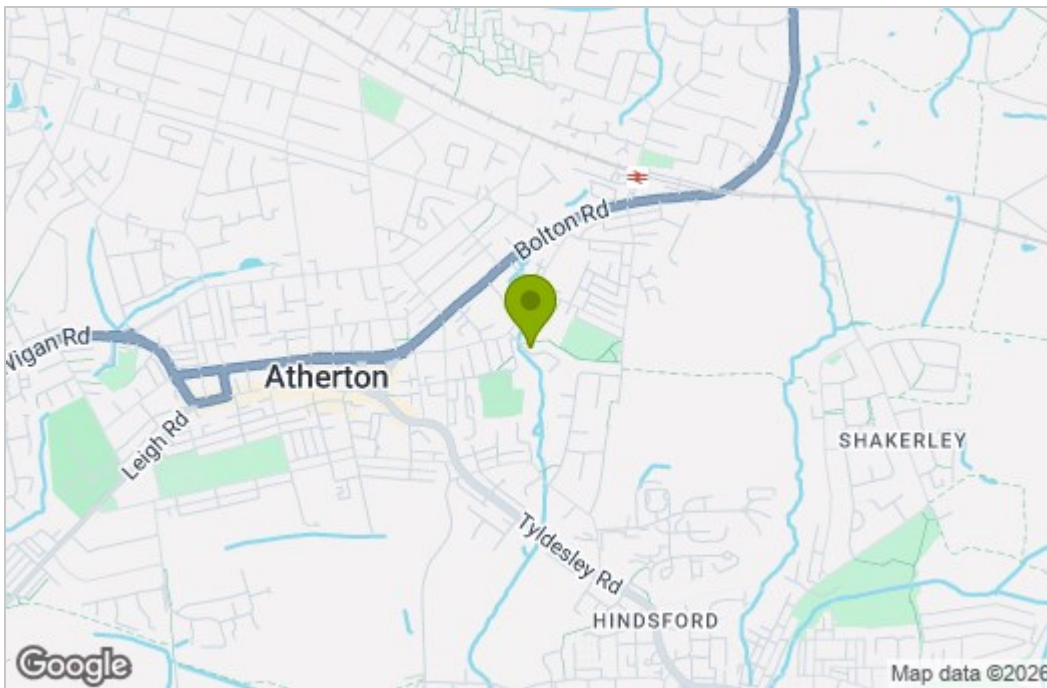


BALMER & CO in ATHERTON are delighted to offer FOR SALE this immaculate four bedroom detached home, located on the ever popular Blacksmiths Fold development in Atherton. Within walking distance of St Phillips Primary school this extended family home offers excellent family living space and can be offered with no onward chain if required. Comprising in brief; entrance hallway, large living room, second reception room with gas fireplace, fitted kitchen with solid oak units, office and separate utility room plus w.c. To the first floor is a fitted master bedroom with an en-suite shower room, two further double bedrooms, one with fitted wardrobes, a single bedroom with fitted wardrobes and a three piece family bathroom complete the internal accommodation. Externally, the property occupies a generous plot with a large driveway to the front providing off-road parking for multiple vehicles. To the rear there is a fully enclosed, private garden with a large garden room. Early viewings highly recommended, all enquiries welcome.

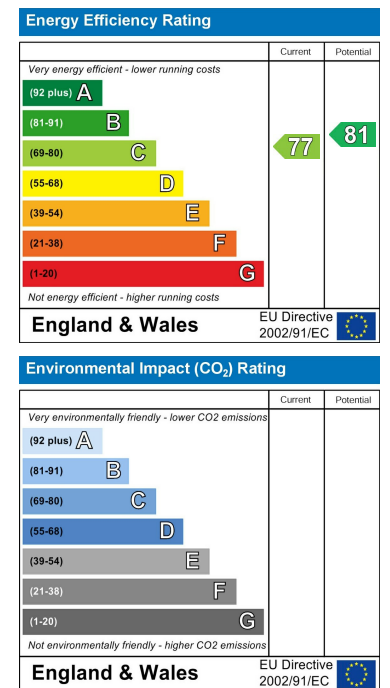
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.