

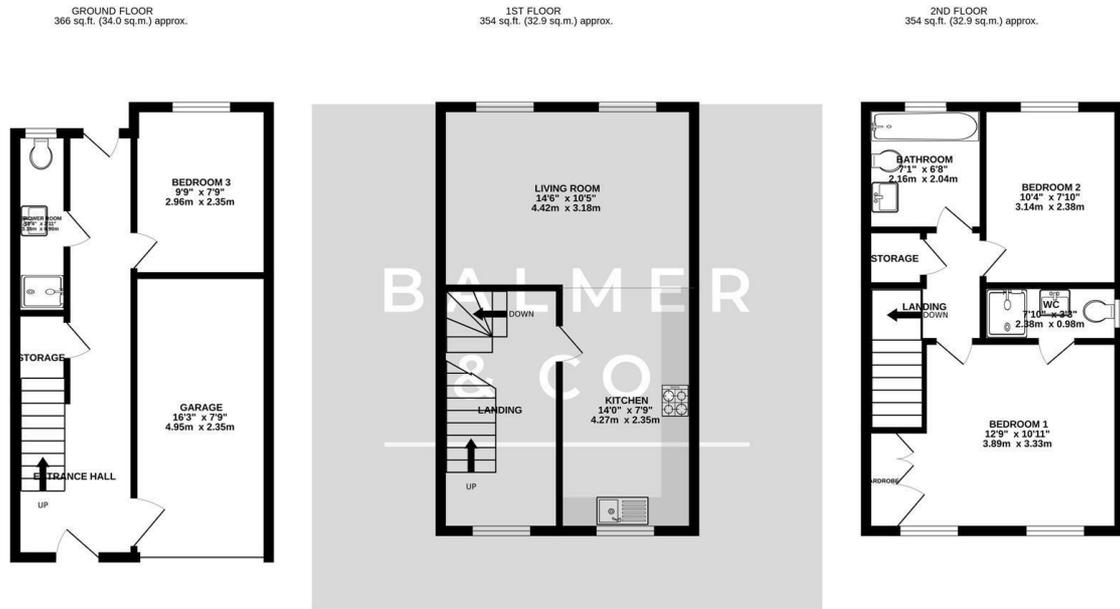
Albion Close, Atherton, M46 0GL  
£230,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom townhouse, located on the highly popular Gadbury Fold development in Atherton. Immaculately presented throughout offering versatile living space, it would be perfect for young or growing families. The ground floor comprising in brief; entrance hallway, a bedroom currently used as an additional sitting room, a ground floor shower room and an integral garage. To the first floor is a modern open plan lounge, kitchen/dining room. To the second floor are two further double bedrooms, the master with an en-suite shower room plus a separate three piece family bathroom suite. Externally, off road parking is located to the front of the property with a private garden to the rear offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

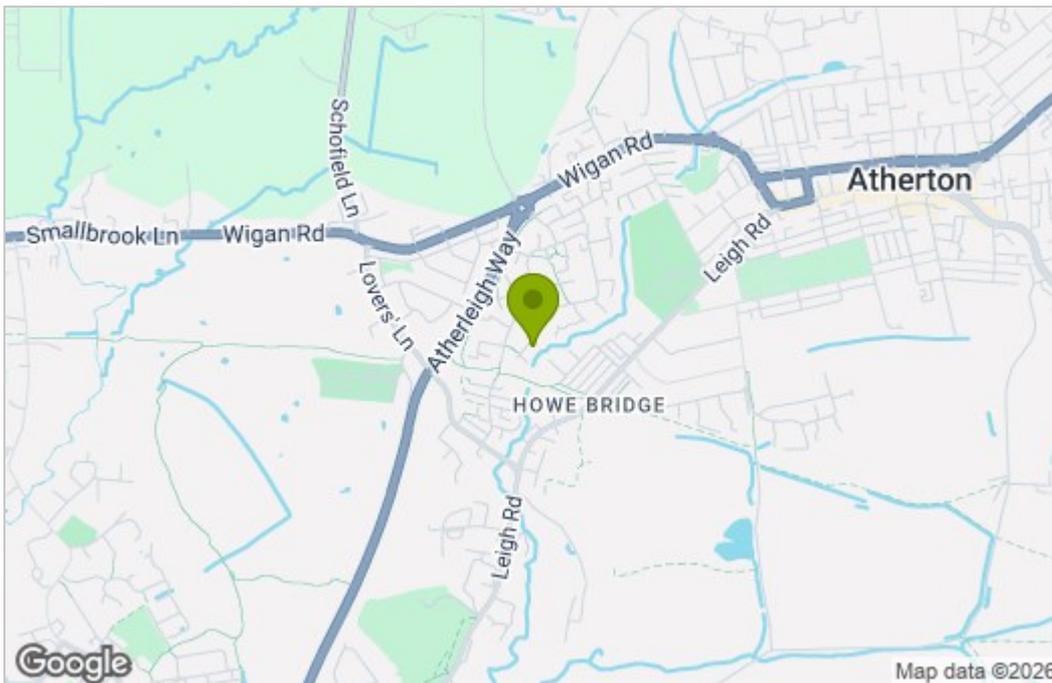
Please note this property falls under section 21 of the 1979 Estate Agents act and the vendor is a connected person as defined by that act.

## Floor Plan

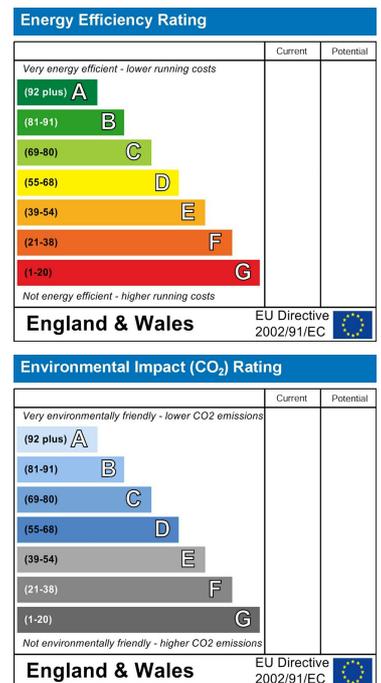


TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.