

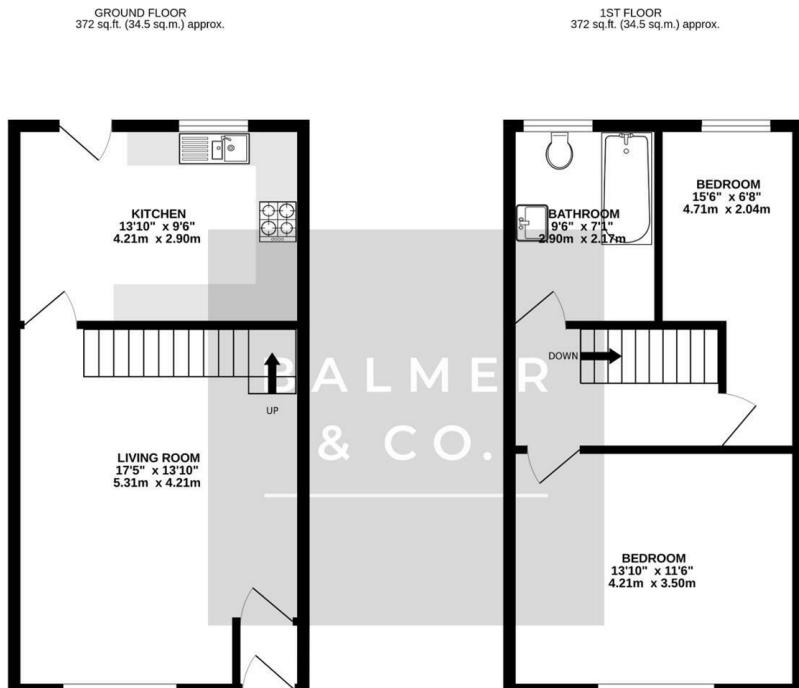
Factory Street West, Atherton, M46 0EF

£160,000

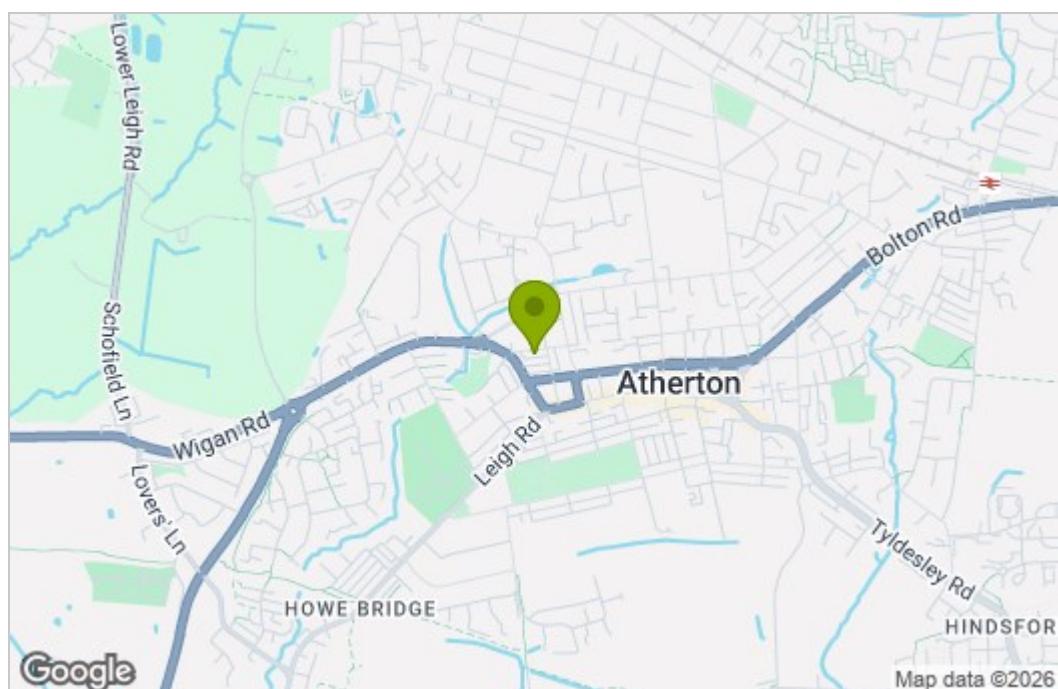


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom mid terraced property, located on Factory Street West in Atherton. Well presented throughout and conveniently placed within walking distance of the town centre, it is ready to move into and would make a perfect first time buy. Comprising in brief; entrance vestibule, spacious living room and a modern fitted kitchen/dining room to the ground floor. To the first floor is a large master bedroom, a single bedroom and a three piece bathroom suite. Externally, the property is garden fronted and overlooks the allotments whilst to the rear, there is an enclosed, low maintenance yard. Early viewings highly recommended, all enquiries welcome.

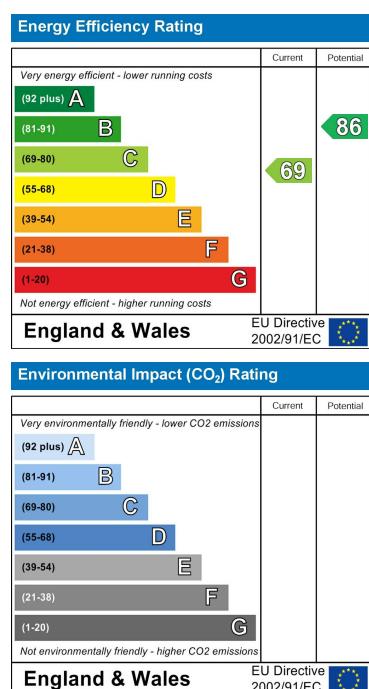
## Floor Plan



## 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.