BALMER & CO.

SALES & LETTINGS

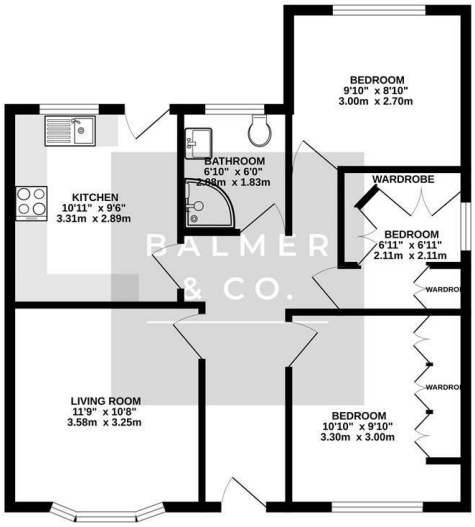
Crosby Grove, Atherton, M46 9GN

Offers Over £250,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi detached true bungalow located on Crosby Grove, a popular and well regarded residential location in Atherton. Immaculately presented throughout and conveniently placed for access to Atherton train station it perfect for those looking for single floor living where they can move in and unpack. Comprising in brief; entrance hallway, living room, newly fitted kitchen with integrated appliances, master bedroom with fitted wardrobes, second double bedroom, a single bedroom currently used as a dressing room and a three piece shower room. Externally, it offers driveway parking to the front and side with an enclosed, low maintenance garden to the rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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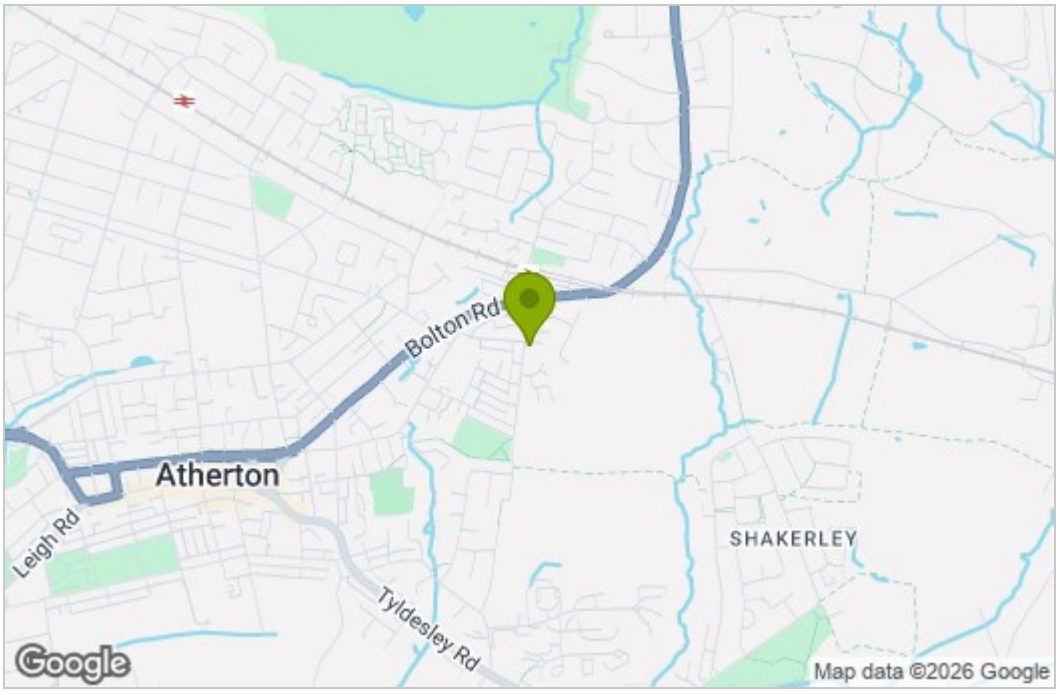
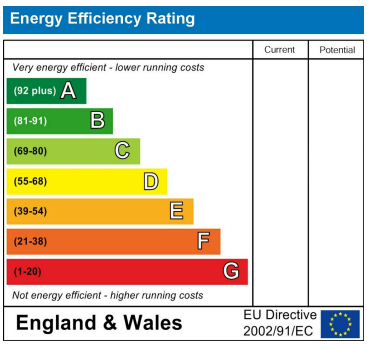
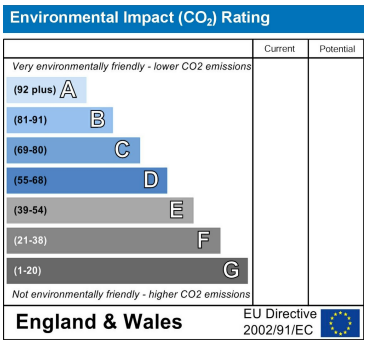
Area Map



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.

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