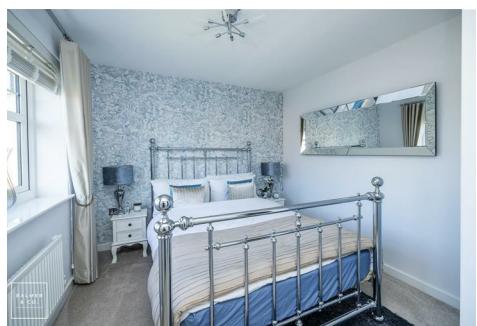


Knights Close, Atherton, M46 0TE

Offers Over £410,000

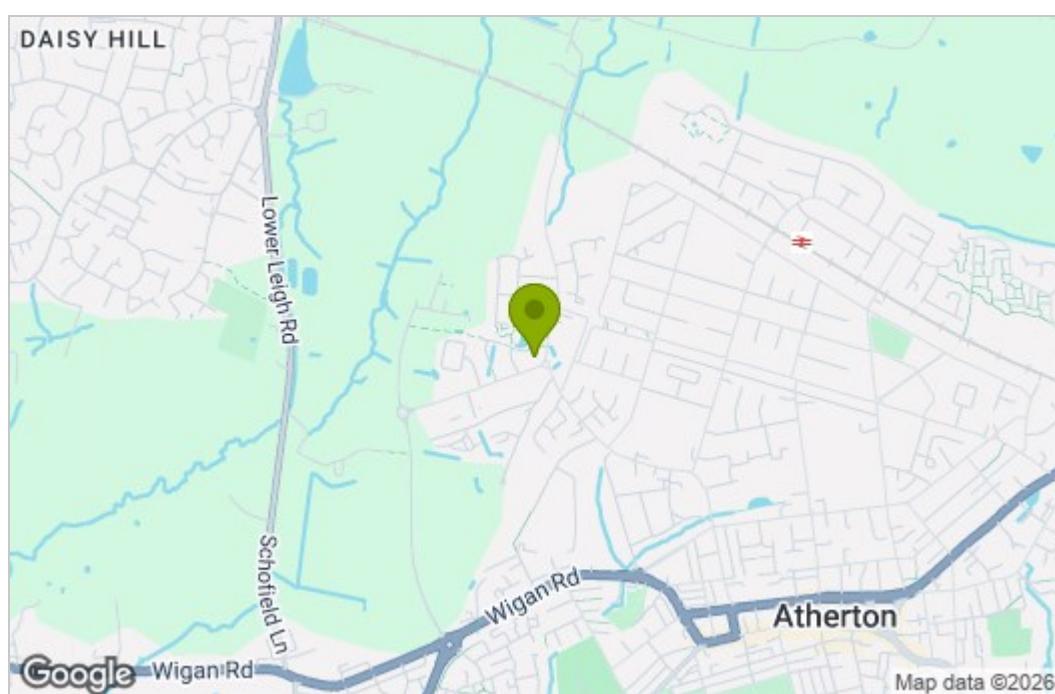


BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning four bedroom detached property located on the ever popular Cottonfields development in Atherton. Immaculately presented throughout and conveniently placed for access to a wide range of amenities, it would make a perfect family home. The ground floor comprising in brief; entrance hallway, bay fronted living room, modern fitted kitchen/dining room with integrated appliances, a separate utility room, w/c with an integral garage completing the ground floor. To the first floor is a large master bedroom with ensuite shower room, three further double bedrooms and a three piece family bathroom. Externally, the property is garden fronted with ample off road parking whilst to the rear there is a good sized, enclosed garden. Early viewings highly recommended, all enquiries welcome.

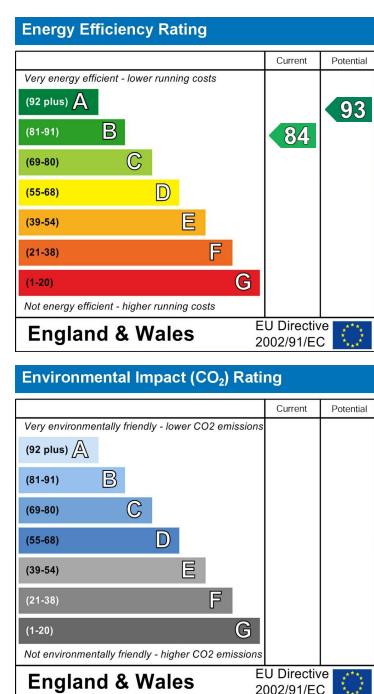
## Floor Plan



## 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.