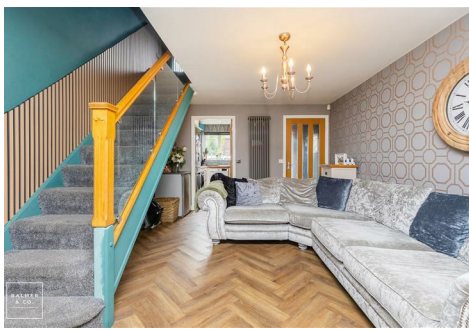
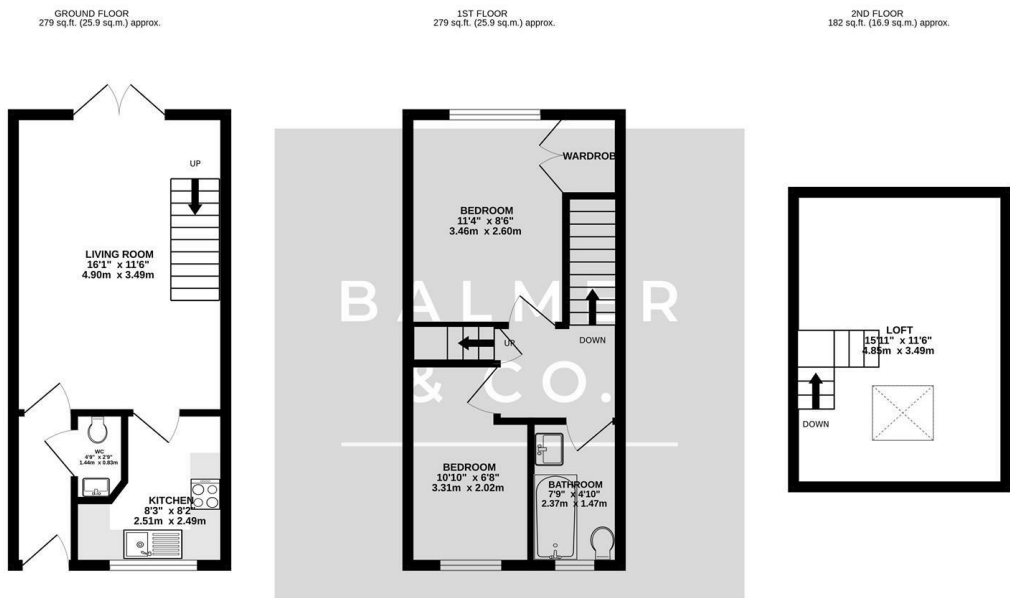


Railway Street, Atherton, M46 0HG
£180,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern two bedroom end terraced property with additional loft room, located on Railway Street in Atherton. Well presented throughout and conveniently placed for access to a wide range of amenities including shops, schools, bars and restaurants as well as transport links, it would make a perfect first time buy. The ground floor comprising in brief; entrance hallway with w.c, living room with open staircase to the first floor and a fitted kitchen. To the first floor is a double bedroom with fitted storage, a single bedroom and a three piece family bathroom suite. A loft conversion, currently used as a double bedroom, completes the internal accommodation. Externally, there is a small garden area with off road parking to the front of the property with an enclosed garden to the rear complete with summer house. Early viewings highly recommended, all enquiries welcome.

Floor Plan

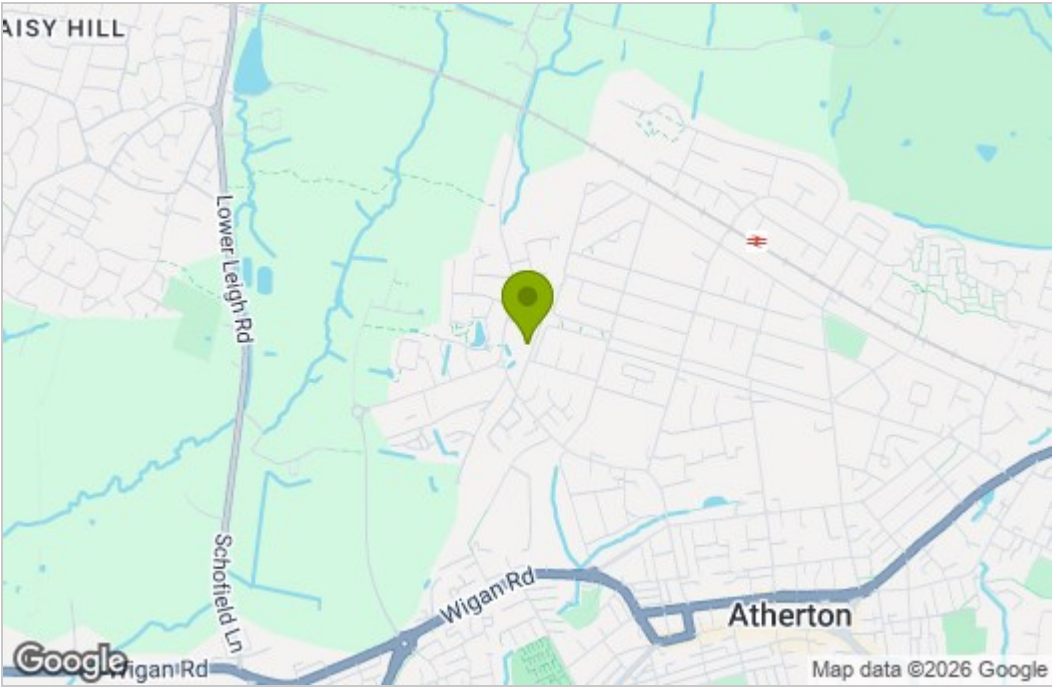


TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

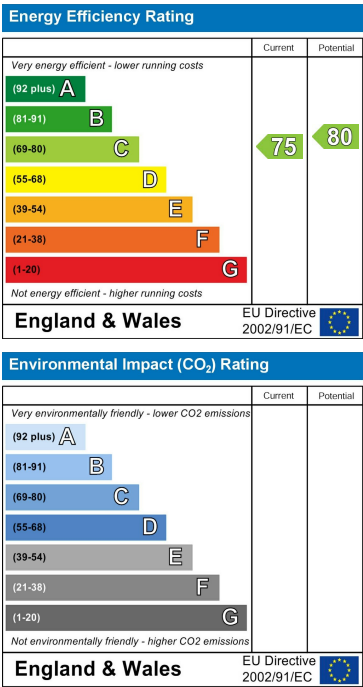
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.