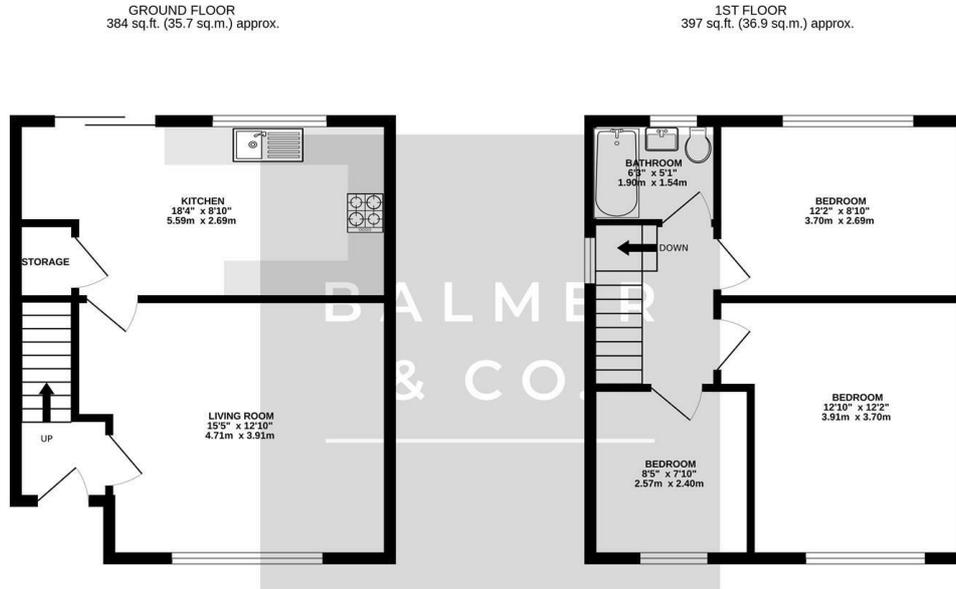


Oxford Road, Atherton, M46 9QD
£195,000



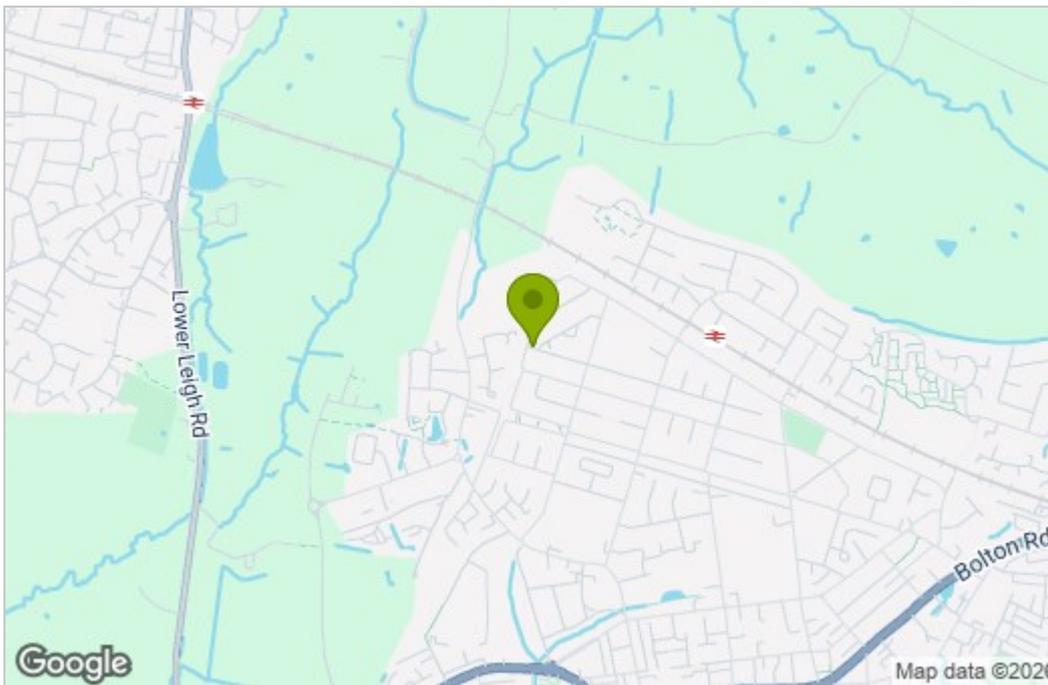
BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property, located on Oxford Road in Atherton. Well presented through whilst occupying a fantastic Freehold plot, it would be a perfect starter home for first time buyers. The ground floor comprising in brief; entrance hallway, living room and a fitted kitchen with storage cupboard and patio doors to the rear garden. To the first floor are three generous bedrooms with a three piece bathroom suite completing the internal accommodation. Externally, there are gardens to the front and side providing ample off road parking. To the rear is a good sized, enclosed garden which is not directly overlooked. Early viewings highly recommended, all enquiries welcome.

Floor Plan

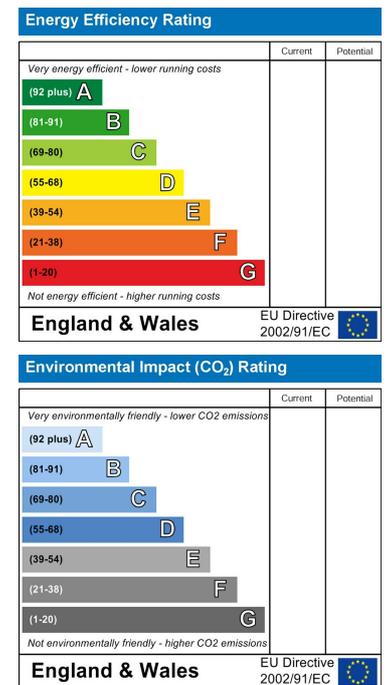


TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.