BALMER & CO.

SALES & LETTINGS

Sycamore Road, Atherton, M46 9DZ

Offers Over £150,000









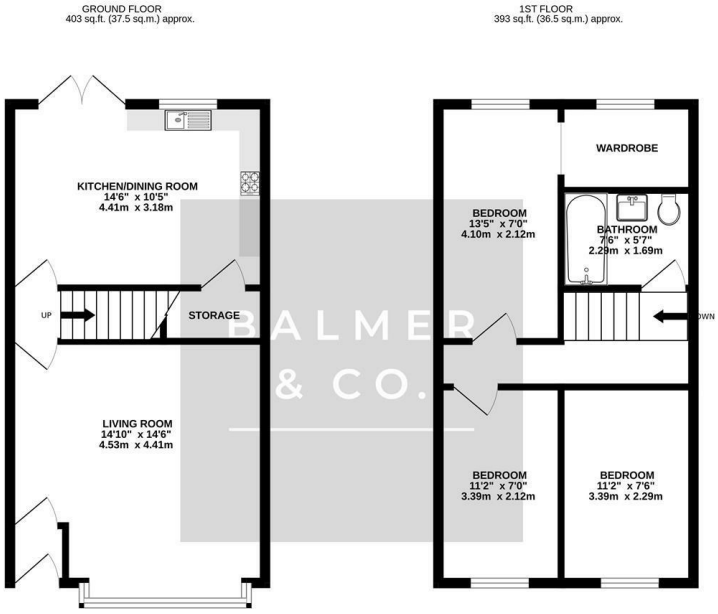






BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom mid-terrace house close to Atherton train station. Offered with NO ONWARD CHAIN this property comprises in brief of entrance vestibule, large living room, with a modern fitted kitchen/dining room completing the ground floor. To the first floor are three well proportioned bedroom, the master with a walk in wardrobe, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a low maintenance, fully enclosed yard. Early viewings highly recommended, all enquiries welcome.

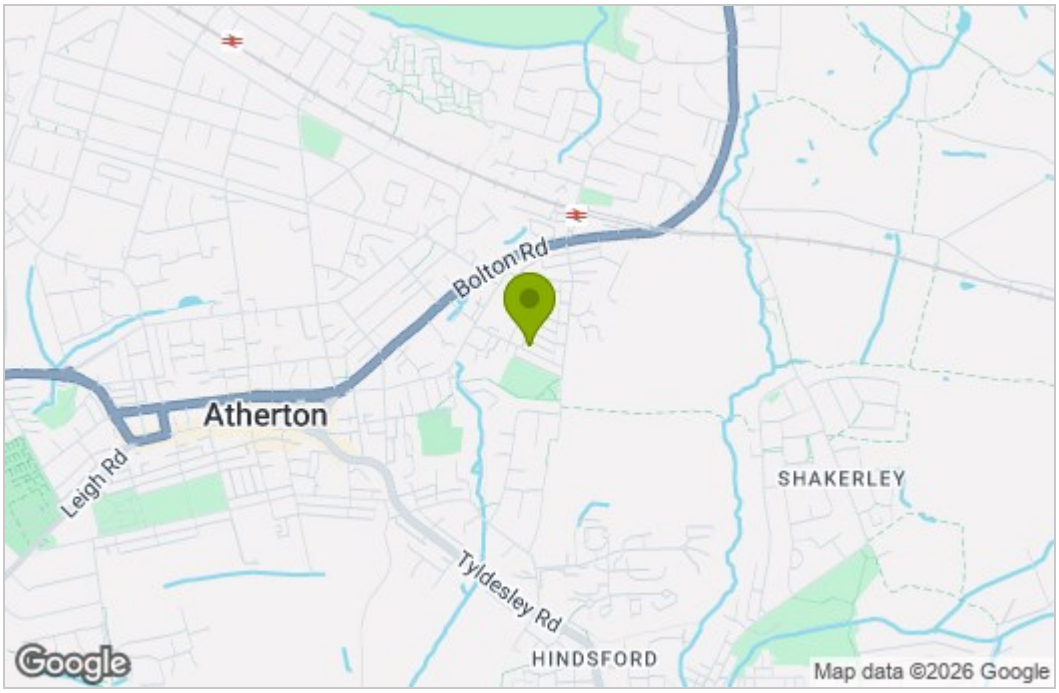
Floor Plan



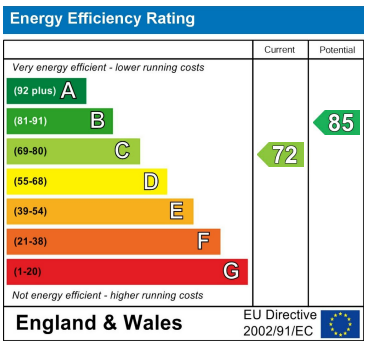
TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

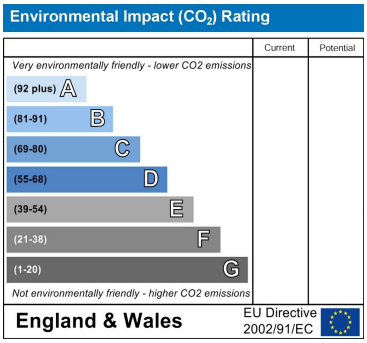
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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