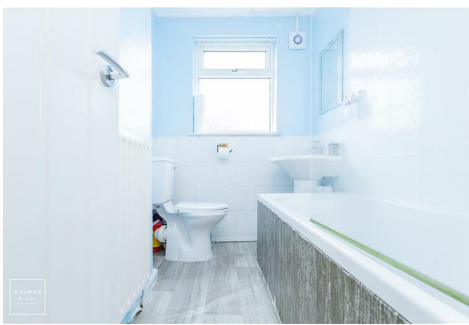
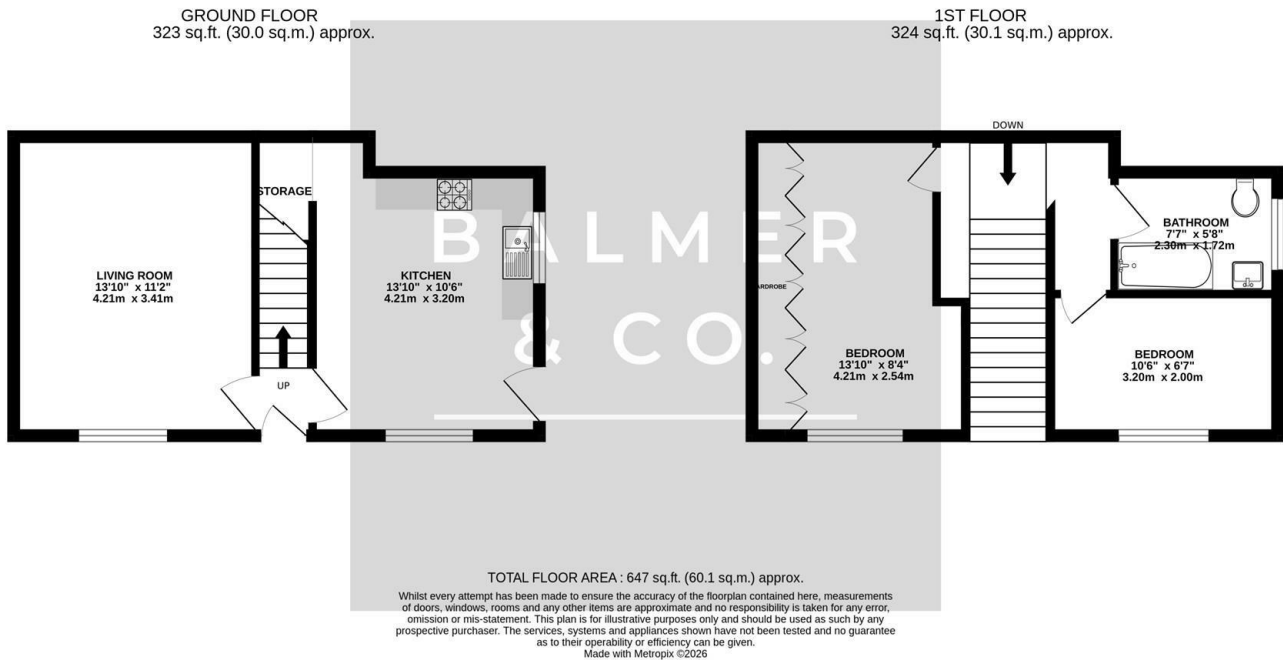


Rosedale Avenue, Atherton, M46 0DZ  
Offers Over £140,000

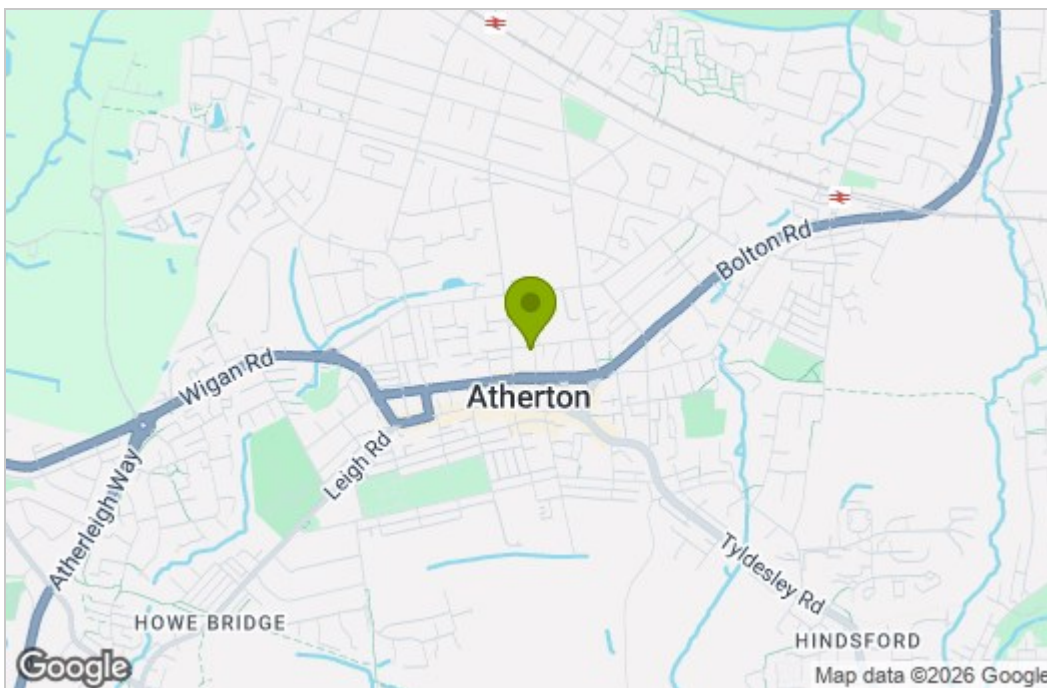


BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom end terrace property, located on Rosedale Avenue in Atherton. Conveniently placed within walking distance of the town centre offering a range of amenities including the V2 bus stop for access into Manchester, it would make an ideal first time buy or investment opportunity. Comprising in brief; living room, fitted kitchen/dining room, two generous bedrooms, the master with fitted wardrobes, and a three piece bathroom suite. Externally, the property is pavement fronted whilst to the side is an enclosed, low maintenance yard. Early viewings highly recommended, all enquiries welcome.

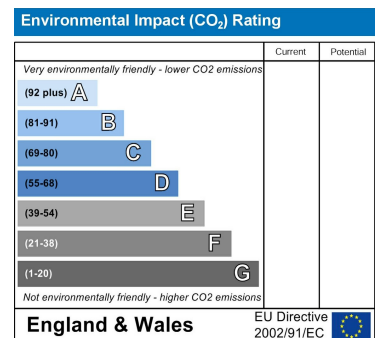
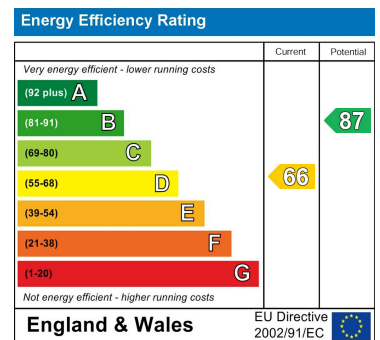
## Floor Plan



## 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.