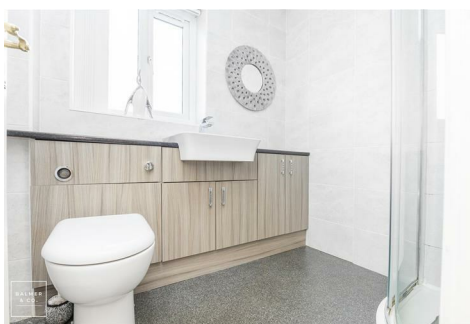
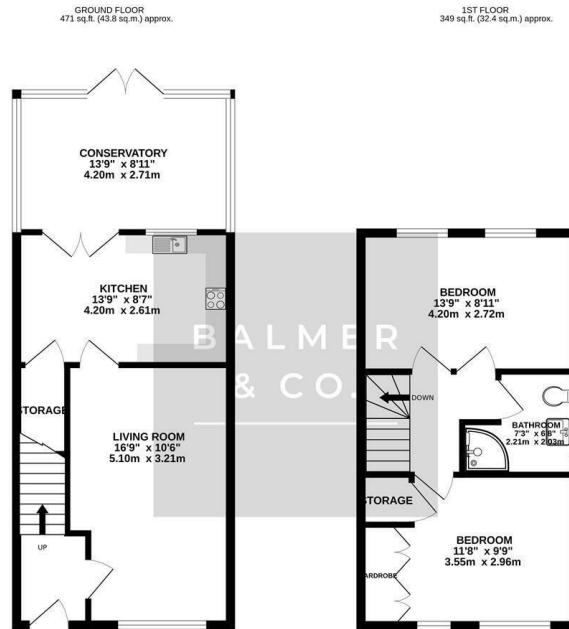


Valentines Road, Atherton, M46 0LD
Offers Over £220,000



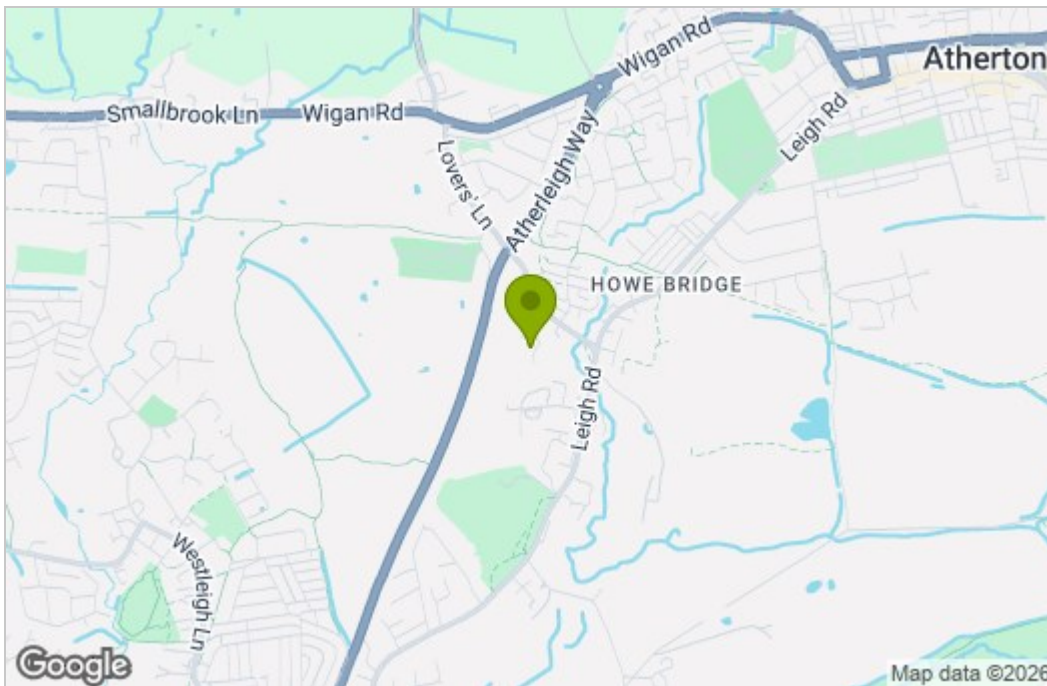
BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom semi detached home, tucked away on Valentines Road in the sought after Howe Bridge area of Atherton. Originally a three bedroom which could easily be converted back if required, it is well presented throughout and would make a perfect first time buy. The ground floor comprising in brief; entrance hall, living room with gas fireplace, fitted kitchen with under stair storage and a conservatory. To the first floor are two double bedrooms, both with fitted storage and a three piece shower room. Externally, the property has a garden frontage with driveway parking to the front with a fully enclosed, low maintenance garden to the rear complete with detached outbuilding for storage. Early viewings highly recommended, all enquiries welcome.

Floor Plan

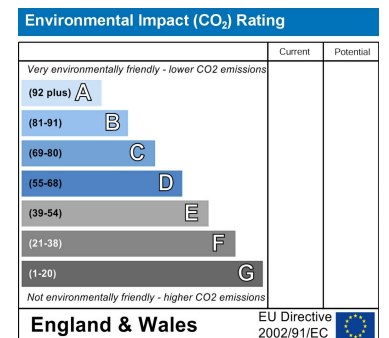
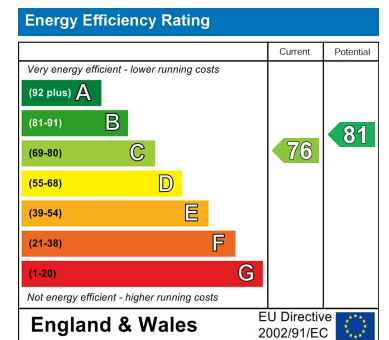


TOTAL FLOOR AREA: 820 sq ft. (76.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and are intended to guide only. It is not intended to be used as a contract or any other legal document. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual floorplan and measurements may vary from those shown on the plan. www.balmerandco.co.uk Made with Metaphor CO2CE

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.