

Bolton Road, Atherton, M46 9LF  
£170,000

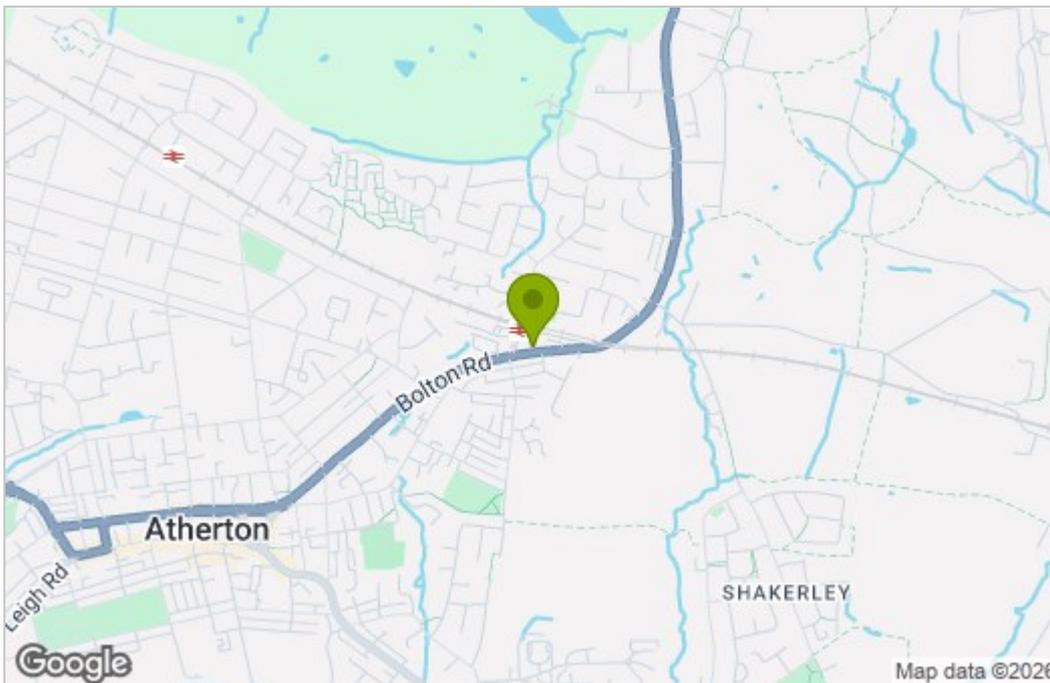


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom mid-terrace property on Bolton Road, a popular residential location situated within walking distance of Atherton train station. Offering larger than average accommodation with the potential to add your own stamp and ideally offered with no onward chain, it was suit a wide range of buyers. Comprising in brief; entrance hallway, living room with bay window and feature fireplace, dining room and fitted kitchen to the rear. To the first floor is a large master bedroom, a second double bedroom, a third single bedroom and a three piece bathroom suite. Externally the property is garden fronted with an enclosed, low maintenance yard to the rear. Early viewings highly recommended, all enquiries welcome.

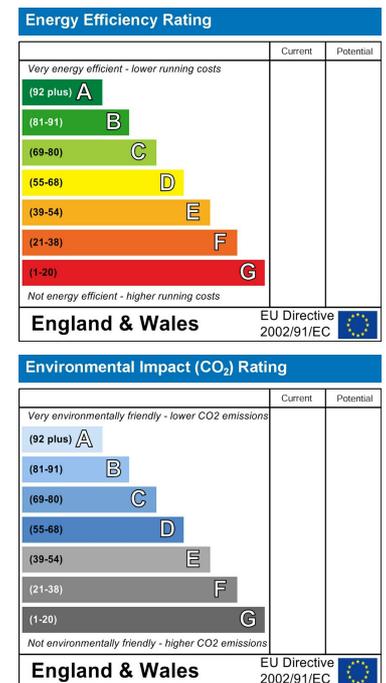
## Floor Plan



## 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.