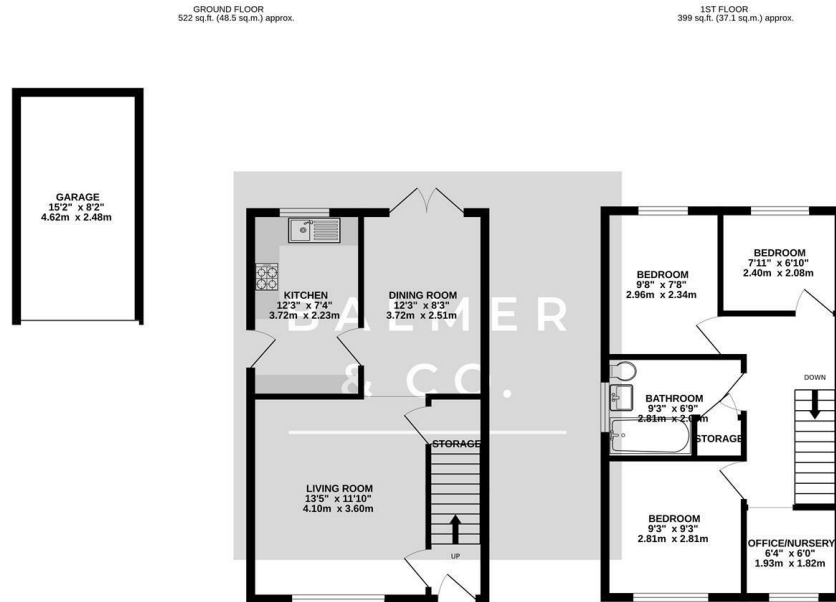


Peel Close, Atherton, M46 9EP  
Offers Over £220,000



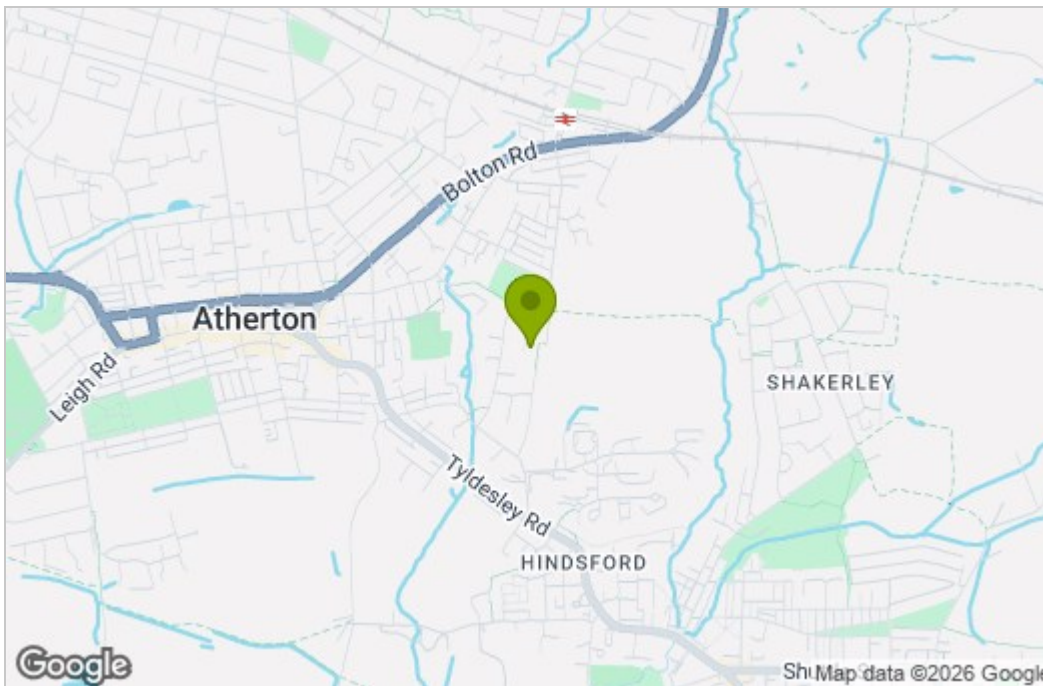
BALMER & CO in ATHERTON are delighted to offer FOR SALE this spacious three bedroom semi detached property located on Peel Close, a quiet cul-de-sac on the ever popular Chanters development in Atherton. Well presented throughout and ideally offered for sale with no onward chain it must be viewed to appreciate. The ground floor comprising in brief; entrance hall, living room with under stair storage, dining room with patio doors to the rear garden and a fitted kitchen. To the first floor there are three bedrooms, two doubles and one single and an additional room ideal for an office or a nursery. A fully tiled bathroom suite completes the internal accommodation. Externally, to the front of the property is a good sized lawned garden and driveway for three vehicles leading to a detached garage. An enclosed low maintenance garden is located to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

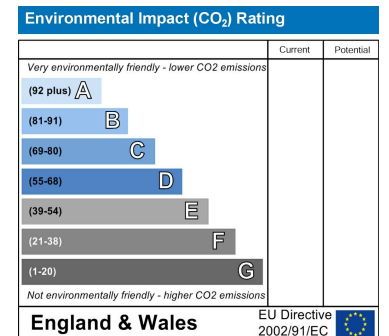
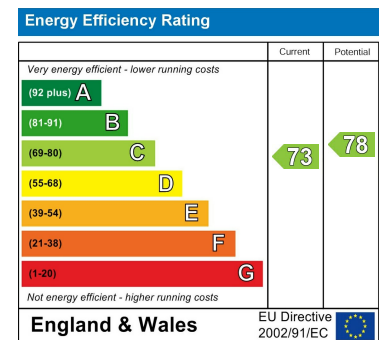


TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan 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.  
Made with Metropix ©2025

## 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.