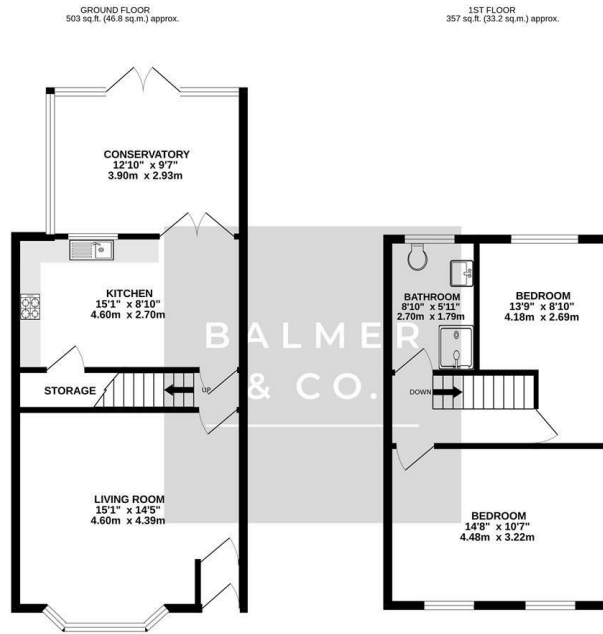


Leigh Road, Atherton, M46 0PN  
Offers Over £220,000



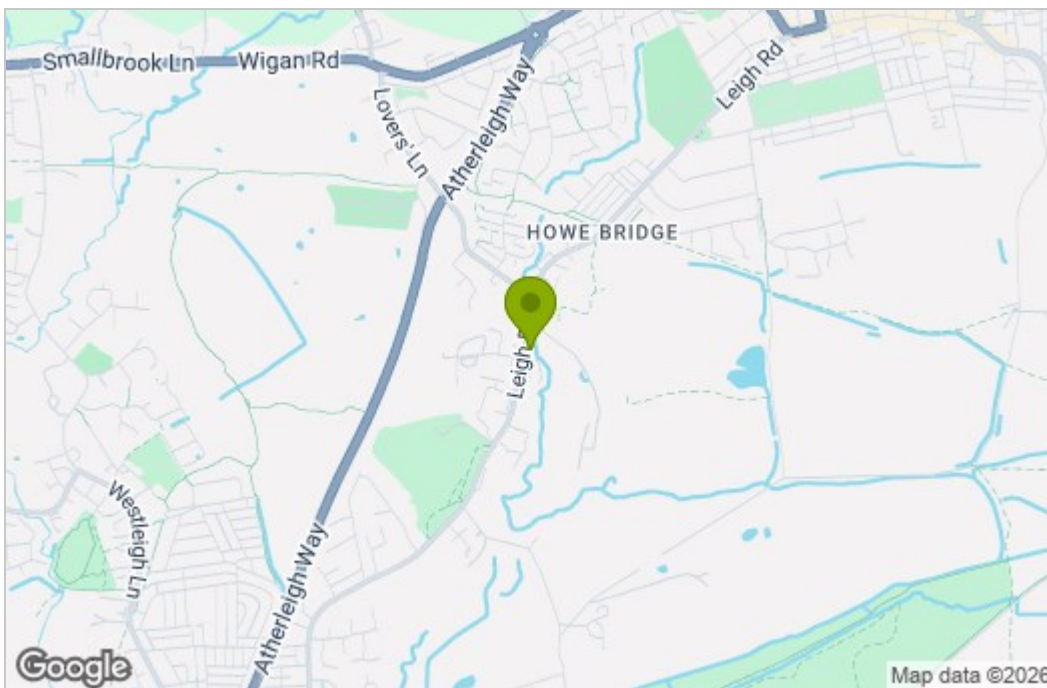
BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom semi detached home, located on Leigh Road in the sought after Howe Bridge area of Atherton. Immaculately presented throughout. The ground floor comprising in brief; entrance vestibule, bay fronted living room with bioethanol fireplace, modern fitted kitchen with under stair storage and an additional conservatory, currently used as a dining room. To the first floor is a double bedroom with original fireplace feature, a single bedroom and a three piece shower room. Externally, the property has driveway parking for two vehicles to the front with an electric vehicle charger. To the rear is a fully enclosed, low maintenance garden offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

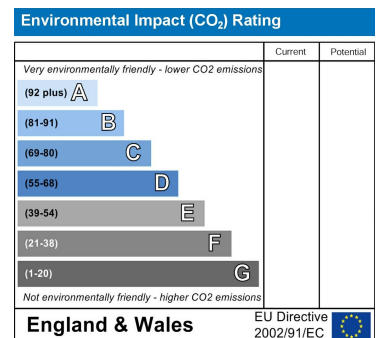
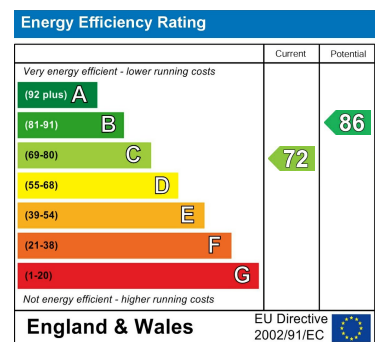


**TOTAL FLOOR AREA:** 861 sq. ft. (80.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of above, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency over time.  
Made with Metropac CAD2023

## 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.