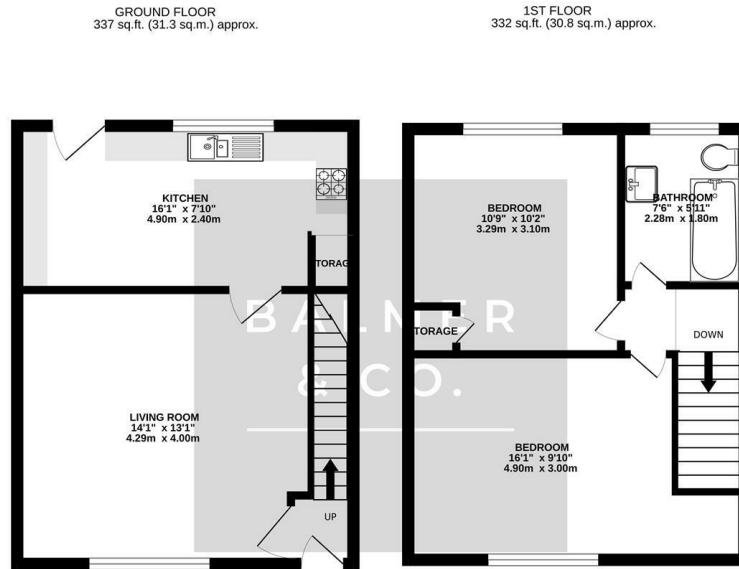


Formby Avenue, Atherton, M46 9WL  
Offers Over £140,000



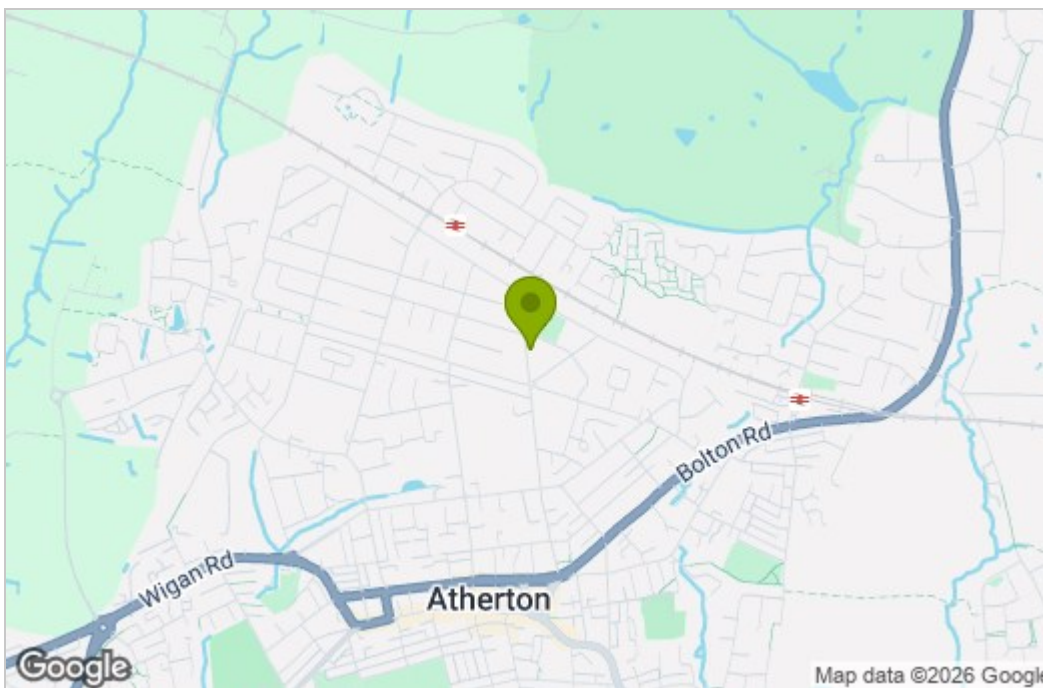
BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom mid terrace property located on Formby Avenue, a popular residential location in Atherton. Well presented throughout and offered for sale with no onward chain, it would be perfect for first time buyers or those looking for a buy to let. The ground floor comprising in brief; entry with staircase to the first floor, living room and a fitted kitchen. To the first floor are two bedrooms, one double and one single, with a three piece bathroom suite completing the internal accommodation. Externally, there is a garden to the front of the property with off road parking whilst to the rear is a good sized, enclosed garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

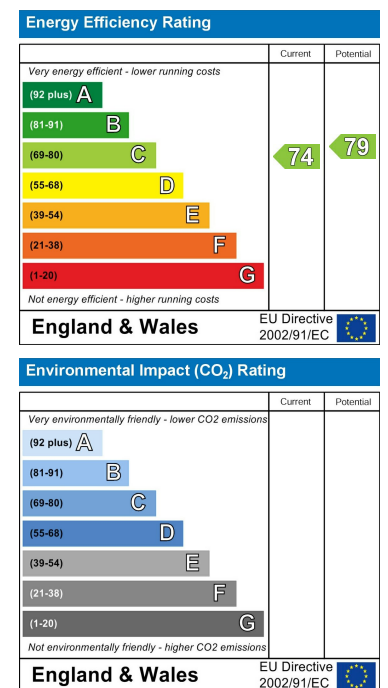


TOTAL FLOOR AREA - 669 sq.ft. (62.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## 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.