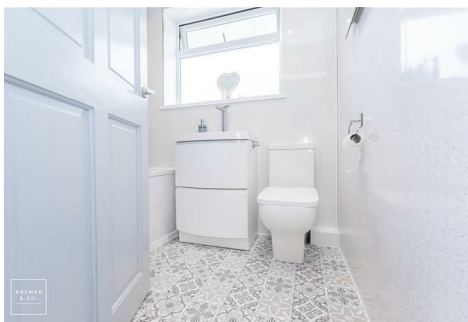
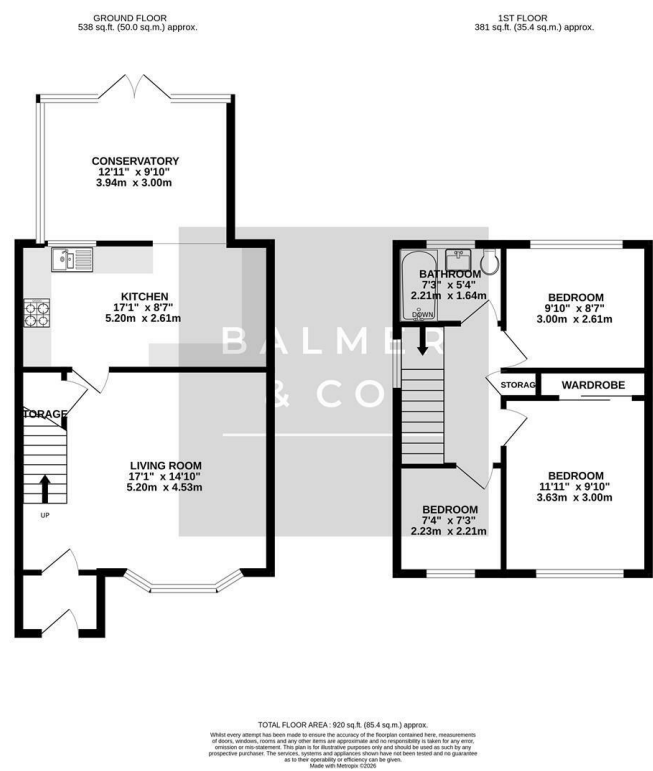


Paddock Close, Atherton, M46 9NB
Offers Over £270,000

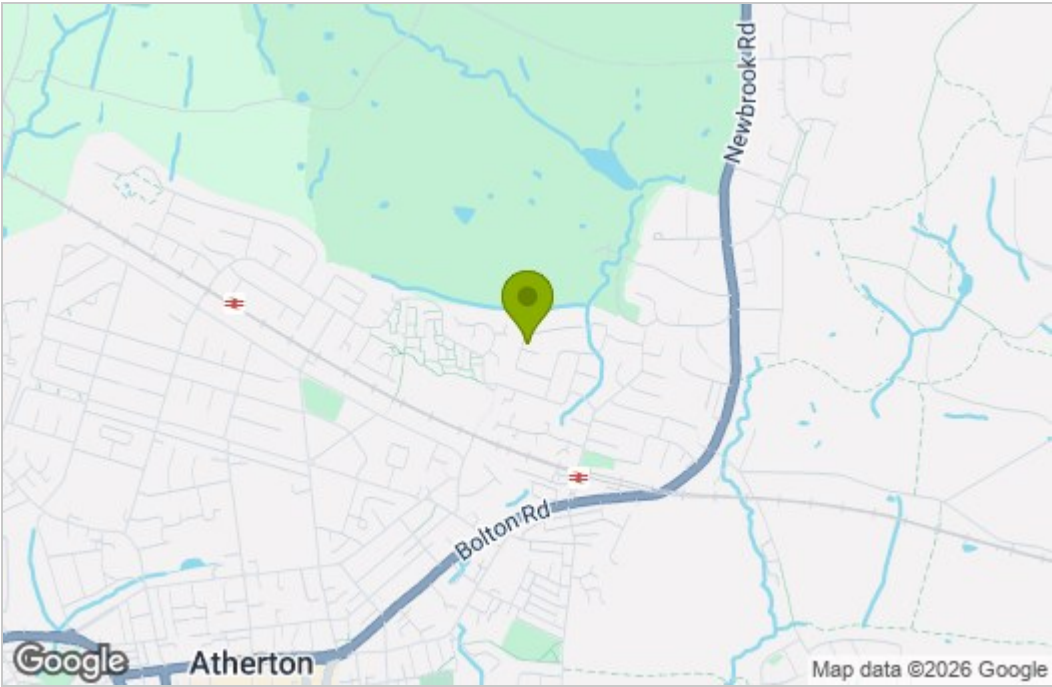


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached home located on Paddock Close, a quiet and well regarded cul-de-sac close to Atherton train station. Well presented throughout whilst occupying a fantastic plot complete with a private garden bar, it would suit a wide range of buyers. The ground floor comprising in brief; entrance porch, large living room with bay window and a modern fitted kitchen which opens out into a large conservatory. To the first floor you'll find two double bedrooms, a single bedroom and a panelled three piece bathroom suite completing the accommodation on offer. Externally, the property occupies a fantastic plot with gardens to the front, side and rear with artificial lawn and decked areas. It also offers gated off road parking as well as an outbuilding which is currently used as a bar. Early viewing highly recommended, all enquiries welcome.

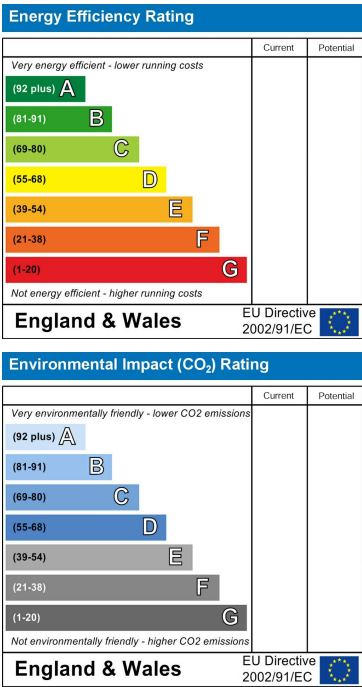
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.