



## 23 Hillside Avenue

Atherton, Manchester, M46 9LX

£249,950

JonesPottsTaylor are delighted to present FOR SALE this newly refurbished, three bedroom semi-detached property. Situated in the desirable central station, residential area in Atherton, close to local schools, shops, amenities and transport links. The property briefly comprises of; entrance hallway, living room, a separate kitchen / dining room with patio doors opening to the rear garden. To the first floor are two well proportioned bedrooms, a single bedroom and a further family bathroom with three piece suite. Outside to the front is an enclosed garden and driveway, whilst to the rear is an enclosed low maintenance garden and detached garage

Viewings for this property are a must to appreciate the new refurbishment, simply ready to enjoy.

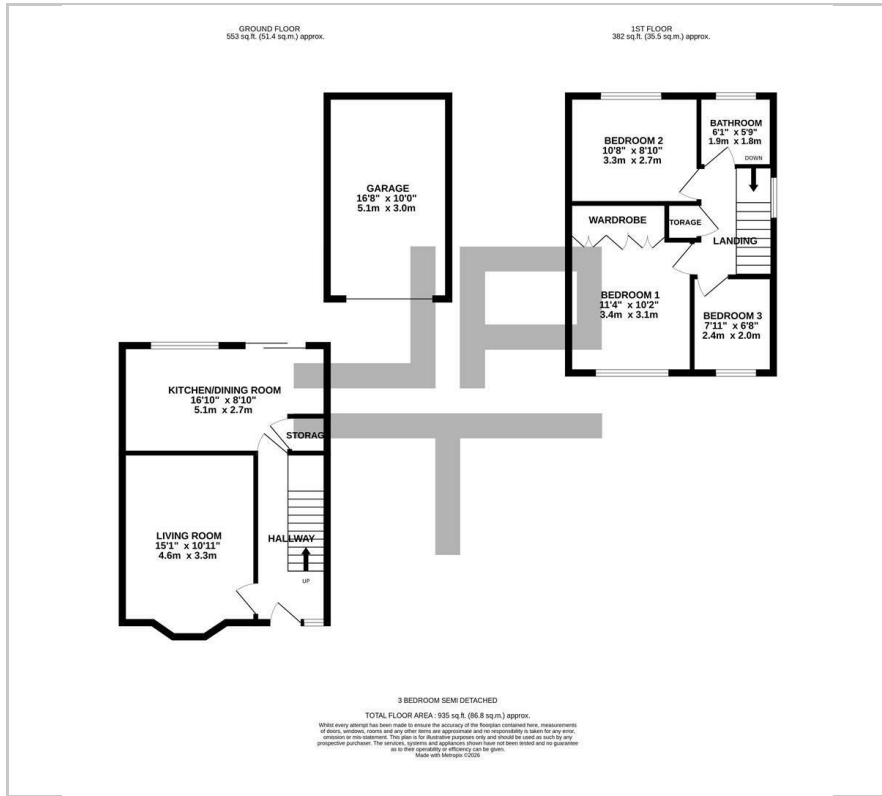
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Newly Refurbished
- Primary And Secondary School Catchment Area
- Excellent Network / Transport Links
- Sought After Residential Area
- Off Road Parking
- Gas Central Heating / UPVC Windows & Doors



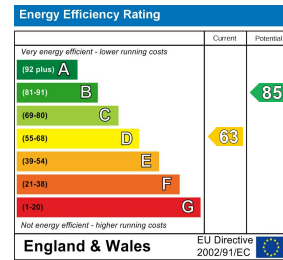
# Floor Plan



# 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.