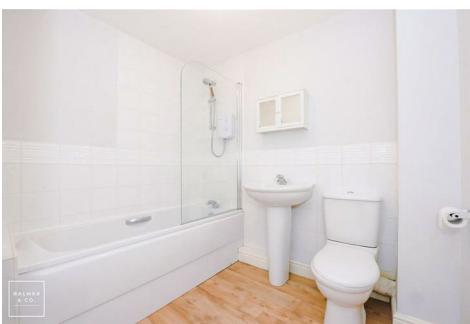


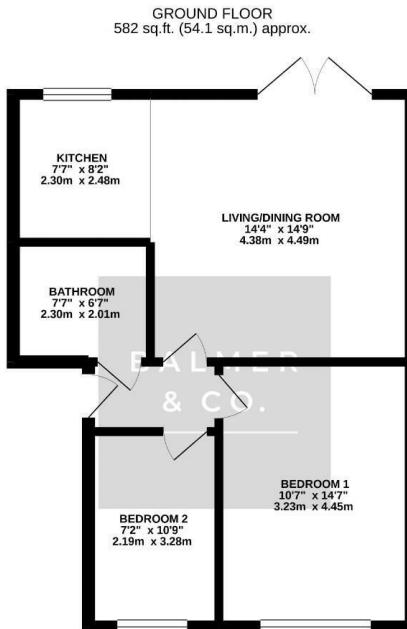
Phaeton Close, Atherton, M46 0SF

Offers Over £125,000

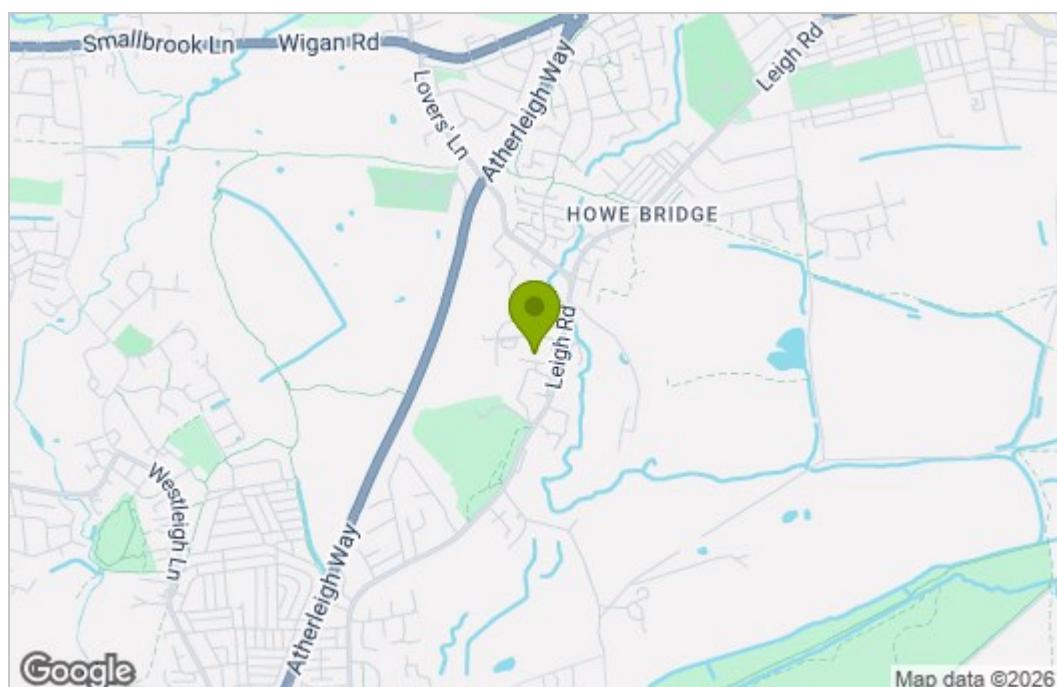


BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom, ground floor apartment on the ever popular Phaeton Close development in Howe Bridge. Well presented throughout and ideally offered with no onward chain, it would suit a wide range of buyers. Comprising in brief; secure entry with intercom system, hallway, open plan living room/kitchen with patio doors leading out to the communal garden, two bedrooms and a three piece bathroom suite completing the accommodation on offer. Externally there are communal gardens to the rear with an allocated parking space to the front. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



## Area Map



## Energy Efficiency Graph

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	79	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.