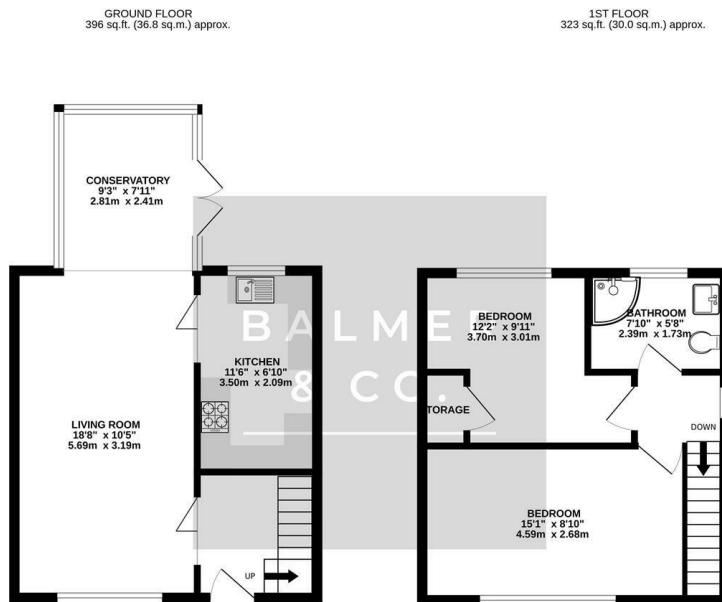


Windermere Avenue, Atherton, M46 9NG  
£150,000



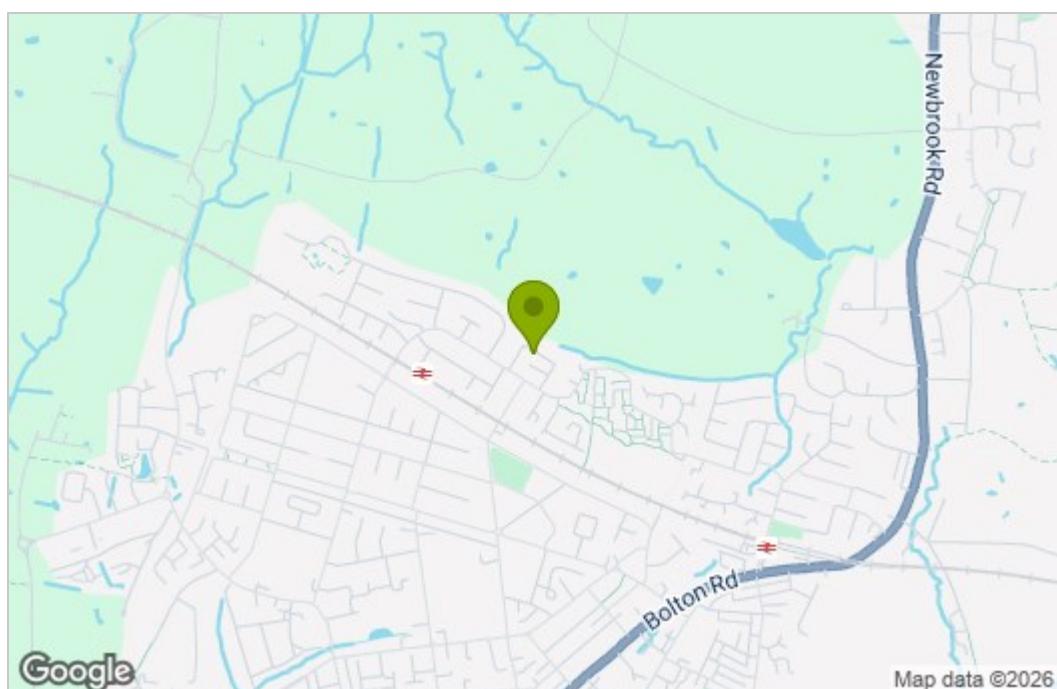
BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom end terraced property, located on Windermere Avenue in Atherton. Although it is in need of some works it occupies a fantastic Freehold plot, complete with driveway parking, and is ideally offered with no onward chain. The ground floor comprising in brief; entrance hallway, large living room, kitchen and a conservatory. To the first floor are two double bedrooms with a wet room completing the internal accommodation. Externally there are gardens to the front and side offering off road parking with a large garden to the rear with a brick outbuilding. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

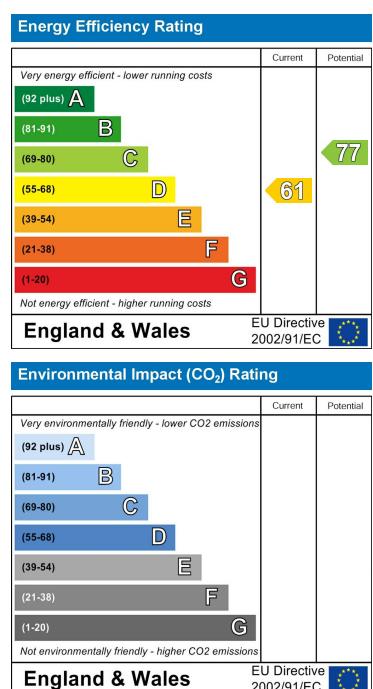


TOTAL FLOOR AREA: 719 sq ft. (66.8 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and equipment 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 firms employment has the authority to make or give any representation or warranty in respect of the property.