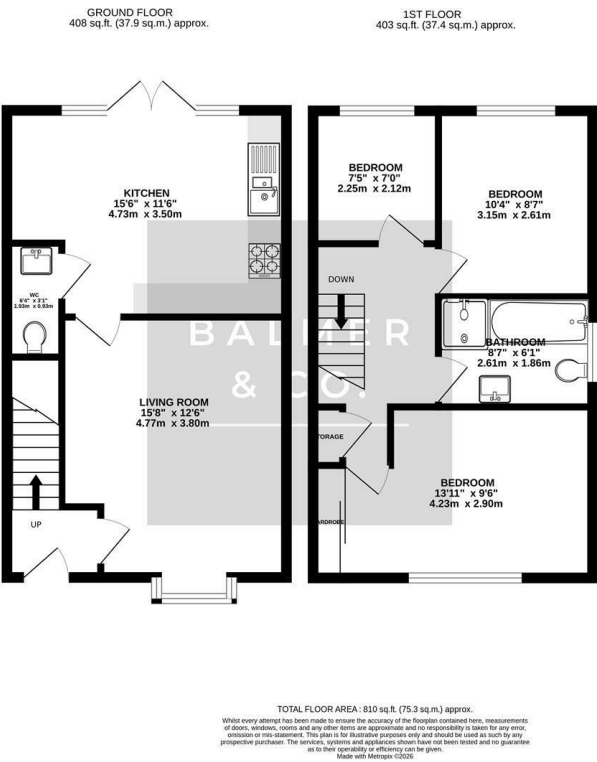


Spinningfield Close, Atherton, M46 0TX
£250,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic three bedroom semi detached home, located on the ever popular Hamilton Square development in Atherton. Immaculately presented throughout and conveniently placed within walking distance to a wide range of amenities including shops, schools, bars & restaurants as well as transport links, this property would suite a range of buyers. Comprising in brief; entrance hallway with w.c, living room with box window, spacious kitchen/dining room with integrated appliances and French doors leading to the rear garden. To the first floor are two well proportioned double bedrooms, the master benefitting from fitted wardrobes, a single bedroom and four piece family bathroom suite. Externally, the property is tucked away in a remote position with a garden frontage and two car driveway to the side whilst to the rear there is a good sized, West facing rear garden with an artificial lawn. Early viewings highly recommended, all enquiries welcome.

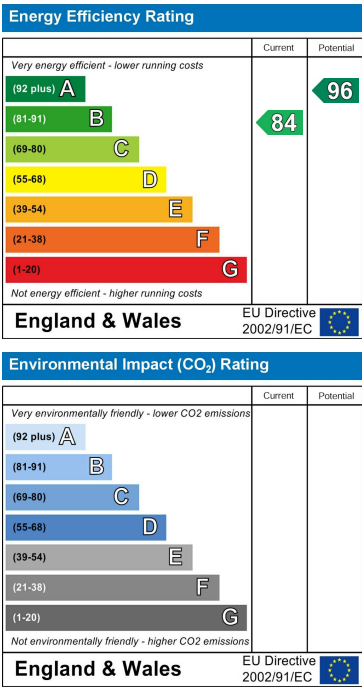
Floor Plan



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.