Bolton Road, Atherton, M46 9HG

£395,000









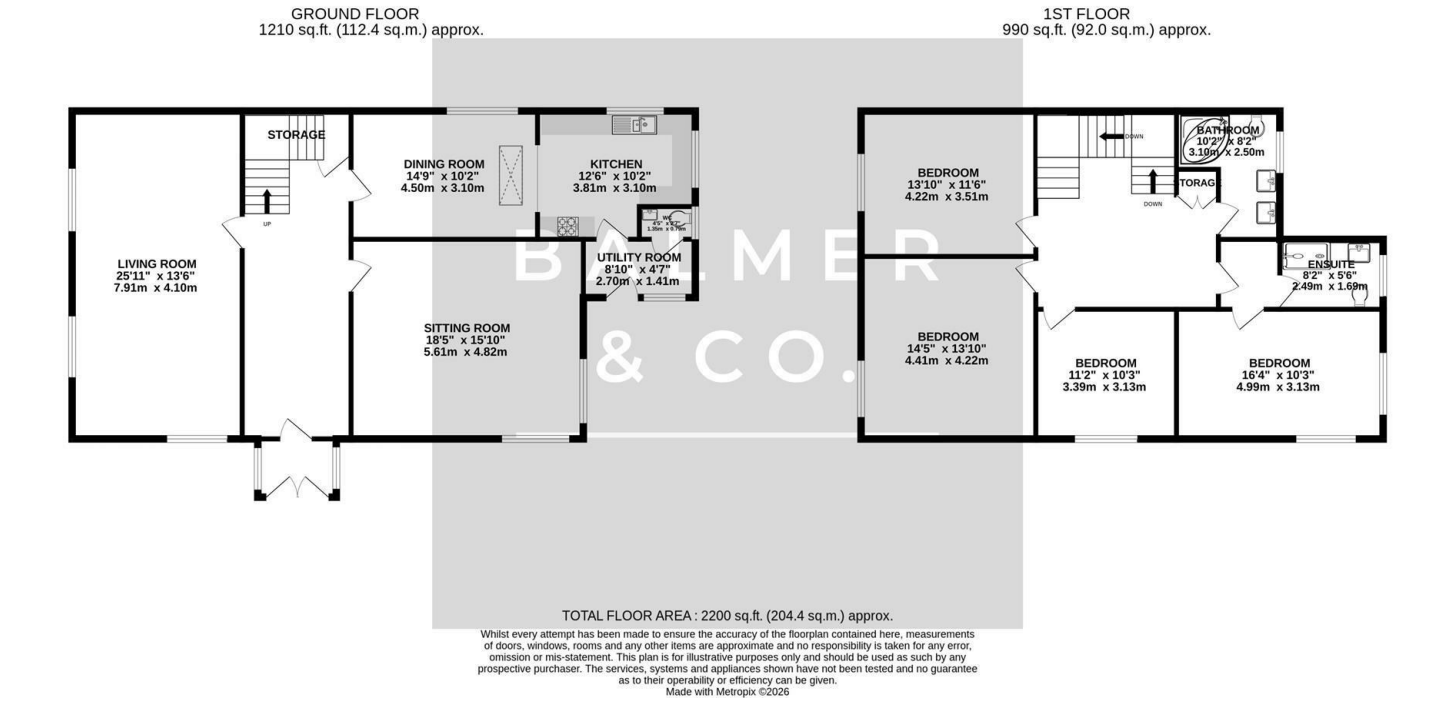






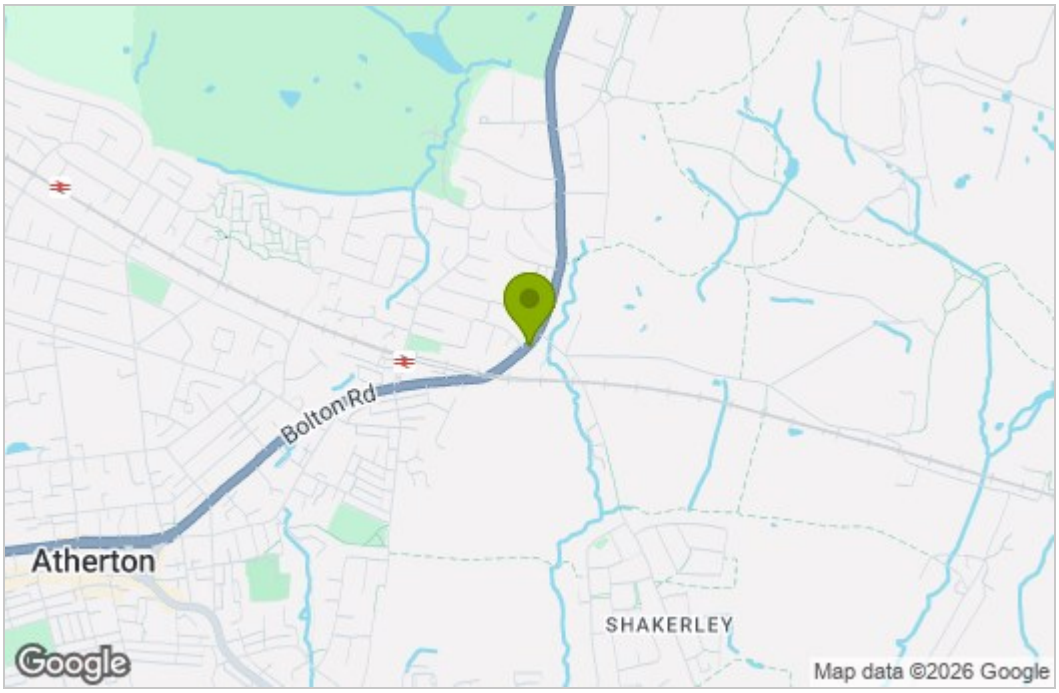
BALMER & CO in ATHERTON are delighted to offer FOR SALE this substantial four bedroom Edwardian family home situated on the ever popular Bolton Road in Atherton. Offered with NO ONWARD CHAIN and occupying a generous plot extending to approximately 2,200 sq.ft. of accommodation, this unique home is believed to date from the early 1900s and retains much of the character and charm associated with its age. Comprising in brief of entrance vestibule and hallway, impressive bay fronted living room measuring in excess of 25ft, separate sitting room, dining room, fitted kitchen, utility room, with a W.C. completing the ground floor. To the first floor are four well proportioned, large double bedrooms, with the master bedroom benefiting from an ensuite shower room, with a spacious four piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with mature gardens to the front and rear, together with ample off-road parking. Conveniently located within close proximity of local shops, schools and amenities, as well as excellent transport links to Atherton, Leigh, Bolton and Manchester. Rarely do properties of this style, size and character come to the market. Early viewings highly recommended, all enquiries welcome.

Floor Plan

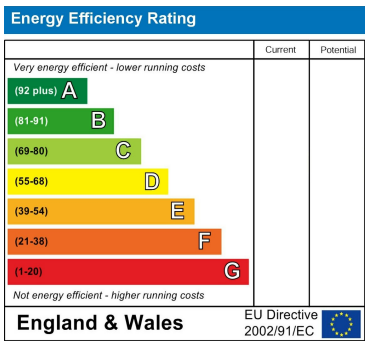


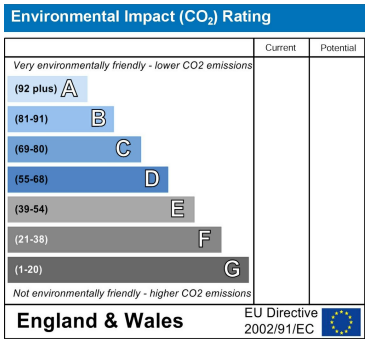
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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.

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